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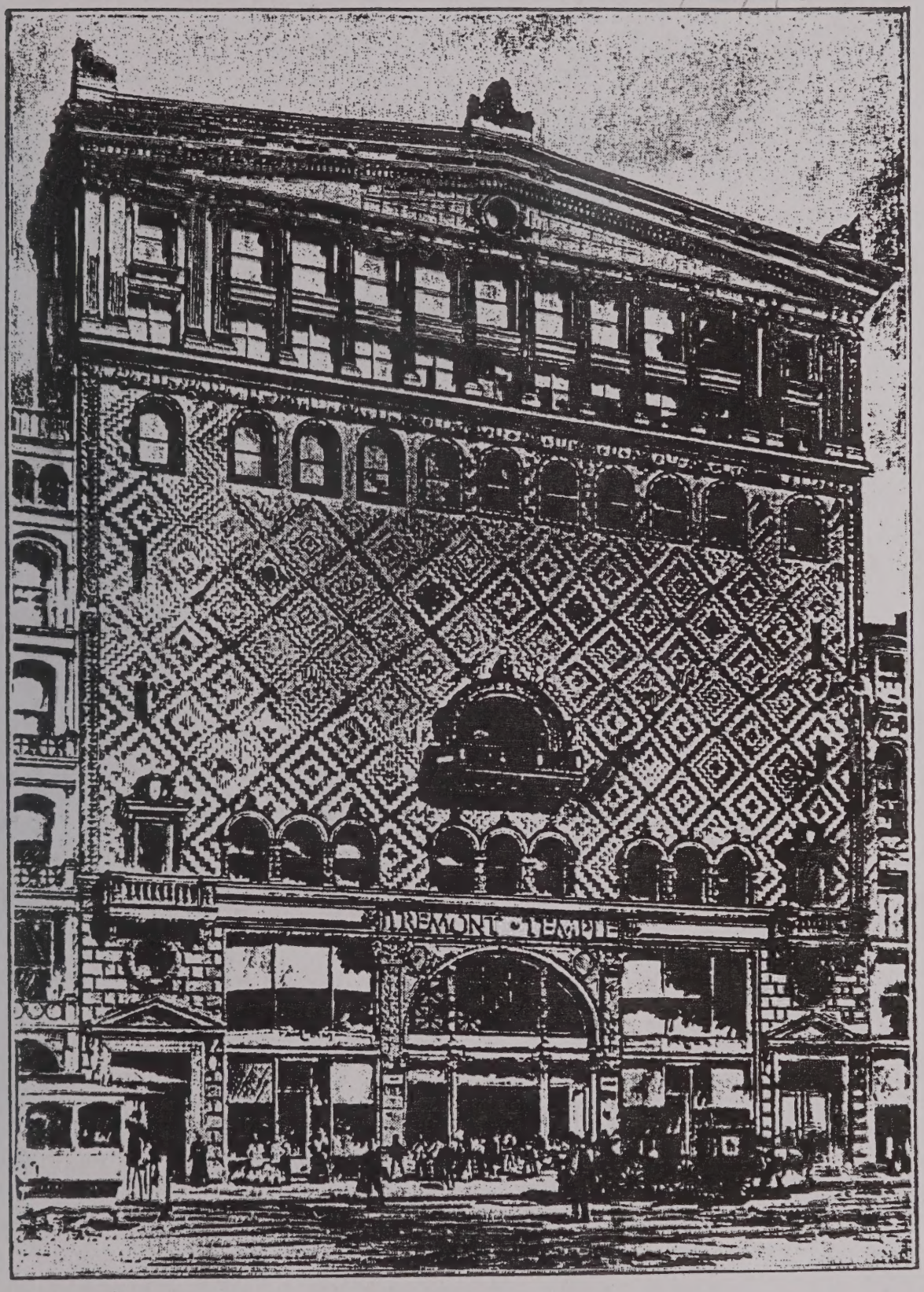

TREMONT TEMPLE, BOSTON, MASS.

circa 1894

3/29/90

90 TREMONT STREET

MATERIALS FOR

BOSTON REDEVELOPMENT AUTHORITY BOARD HEARING

MARCH 29, 1990

SUBMISSION MATERIALS TO BRA BOARD FOR
90 TREMONT STREET PROJECT

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Aigner · EXHIBIT DIVIDERS

Doc. 5283

M E M O R A N D U M MARCH 29, 1990

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PAMELA WESSLING, ASSISTANT DIRECTOR FOR
URBAN DESIGN AND DEVELOPMENT
DAVID ROBERTS, ASSISTANT PROJECT MANAGER
URBAN DESIGN AND DEVELOPMENT
PEGGY INGS, SPECIAL ASSISTANT
MIDTOWN CULTURAL DISTRICT

SUBJECT: 90 TREMONT STREET PROJECT
DEVELOPMENT IMPACT PROJECT AND RELATED APPROVALS

EXECUTIVE
SUMMARY: This memorandum requests that, with regard to a proposal to construct 90 Tremont Street, a 135,080 square foot mixed-use Development Impact Project, the Authority take the matter under advisement; and consider it open in order to allow the submission of written comments until April 3, 1990 at 5:00 p.m. to be incorporated into the public record; and reconsider the matter at its regular meeting April 5, 1990 for which the staff will submit written comments.

The 90 Tremont Street Project (the "Project") is a proposal by 90 Tremont Street Limited Partnership (the "Applicant") to construct an office building with retail space, a child care center and below-grade parking, and to renovate and offer for public cultural use Lorimer and Converse Halls in the adjacent Tremont Temple. The Project will include approximately 135,080 gross square feet of office space, a 2,860 square foot child care center, 5,000 square feet of retail space, and 65 below grade parking spaces. The height proposed is approximately 170 feet, and the FAR is 10.74. A fact sheet and site location map are attached in tabs 2 and 3 of this booklet, respectively.

Demolition is expected to begin this fall. Construction will begin in the first quarter next year, and completion is expected in the third quarter of 1993.

Project Site

The Project site is a 19,920 square-foot parcel located on Tremont Street at the corner of Bosworth Place in the Midtown Cultural District and currently contains the Tremont Temple Baptist Church and Dini's restaurant. The site is bounded by Tremont Street to the west, Bosworth Street to the south, and the Omni Parker House to the east and north.

The Midtown Cultural District

The Midtown Cultural District Plan was developed to guide the reemergence of Midtown Boston as a center of commerce, culture, and city life. On January 12, 1989, the BRA adopted the Midtown Cultural District Plan (the "Plan") as the portion of the general plan for the city applying to the Midtown Cultural District. On March 6, 1989, the Boston Zoning Commission amended the Code to incorporate Article 38, governing the Midtown Cultural District. Pursuant to Article 38, the Project is located within the Midtown Cultural District in an area which, for a project subject to Article 31, Development Review Requirements, has an as-of-right height of 155 feet and as-of-right FAR of 10.

The Project meets many of the objectives of the Midtown Cultural District Plan and substantially complies with Article 38.

- **Massing in Conformance**

  The FAR of the Project is 10.74. Article 38 allows applicants to seek an exception for one additional point of building floor area ratio ("FAR") above the as-of-right 10.0 if a project contains certain uses, including ground floor retail, daycare, on-site theaters, and others.

- **Building Height**

  The Project is proposed at a height of 170 feet. The as-of-right height for the site is 155 feet. Article 38 allows a project to exceed the 155 foot height limit by seeking an exception, which the Board of Appeal may grant only if it finds that the project meets six criteria, as set forth in Section 38-8. The following six points address how the Project meets these criteria:

  1. The exception sought is related to unique characteristics of a building on the lot, namely the Tremont Temple;

  2. The proposed 170 foot height is in "substantial accord" with the 155 foot height limit for the area (however, see discussion below);

  3. The Project's height and massing are compatible with surrounding area. The abutting 45 Province Street project will be 162 feet high, the Omni Parker House Hotel next door measures 155 feet in height, and the 73 Tremont Street building across the street is 165 feet tall. Moreover, the massing of the Project is sensitive to the Tremont Temple and the adjacent

buildings.

4. The exception, which would allow the construction of this Project with the public benefits it would accrue, is consistent with the Midtown Cultural District Plan and the General Plan for the city as a whole;

5. The exception, which would be granted pursuant to these particular set of conditions, would be consistent with the general purpose and intent of the Code; and

6. The votes to be proposed on April 5, 1990 will incorporate a condition that the Project must comply with the Development Impact Requirements in order to be granted this exception.

As currently defined in Article 38, substantial accord allows a maximum of one additional floor within fifteen feet above the zoning height. Under separate cover, we have submitted a proposed amendment to this definition which deletes the one floor restriction within the fifteen feet. The proposed amendment would not allow a building envelope to become any larger than current regulation allows. Further, in order to grant additional protection to the District's open spaces, only projects north of Bromfield Street and in Planned Development Areas could receive height above 155 feet through the substantial accord standard. The current regulation allows additional height to be granted through the substantial accord standard anywhere throughout the Midtown Cultural District, except in Protection Areas.

o **Ground Level Uses**

The Project complies with Section 38-8 of the Midtown Zoning by providing active ground floor uses and daycare. The Proposed Project will have active ground level uses on the two streets on which the Project fronts. Along Tremont Street, the ground level uses are proposed to include the Temple entryway, a small retail shop, the office lobby entrance, and a restaurant. The restaurant will also extend down the Bosworth Street edge of the project. The loading docks and entrance to the garage have been sited on Bosworth Street as far from Tremont Street as possible.

o **Day Care**

The 90 Tremont Street Project meets the objective of the Plan to provide day care facilities for the growing Midtown workforce thereby helping employers attract and retain qualified workers. Section 38-18 of the Midtown Zoning

requires that at least two percent of a proposed project between 100,000-200,000 square feet in size be devoted to a daycare center. The Project meets this requirement by providing a 2,860 square foot day care center on the third level of the Project.

o **Parking**

The Project includes a 65 car underground parking facility. Under the Restricted Parking District, within which the Midtown Cultural District falls, and under Section 38-18 of the Code, parking is a conditional use. Therefore, the Project will need a conditional use permit to allow for the construction of a parking garage with the capacity to park 65 cars.

The Project is also located within the area subject to the Parking Freeze, a measure to minimize air pollution in the Boston region. The Applicant is required to apply for an exemption from the Freeze for the proposed 65 tenant spaces, and, if necessary, a Freeze permit to allow patrons of the cultural facilities to use the parking garage in the evenings and on weekends.

Public Benefits

The 90 Tremont Street project generates considerable public benefits for a project of its size.

o **Cultural Benefits**

As mentioned above, the Applicant is offering some of the Temple facilities for public cultural use. Specifically, the Applicant is restoring the 500-seat Lorimer Hall, upgrading its sound and light systems, and is offering it to the music community for use as a concert hall. In addition, the Applicant is upgrading the entrance, lobby, and sound system of the 1800-seat Converse Hall, and offering it to the public for major cultural events.

Attached is a draft Cultural Facilities Agreement as proposed by the Applicant, now being reviewed by staff. This agreement is to be executed by the Tremont Temple Baptist Church, 90 Tremont Street Associates Limited Partnership, the City of Boston's Office of Arts and Humanities, and the BRA. This agreement describes such items as improvements to the cultural facilities, their scheduling, use and maintenance, and the provision of parking in the Project for patrons of cultural events. Section 38-8 of the Code requires this agreement in association with the Applicant's

seeking the bonus point of FAR for providing certain ground-level uses.

- **Historic Preservation Benefits**

The Tremont Temple is rated by the Boston Landmarks Commission as Category III-Further Study for historical significance and is currently petitioned to be a Boston Landmark. At this time, however, the Temple is in need of significant renovation work. Construction of the Project would generate funds to renovate and preserve both the interior and exterior of the Temple. More specifically, $3.6 million in funds for renovation work will be generated by this Project, and renovation work will take place in the following five areas: (1) the facade; (2) the storefronts; (3) Converse and Lorimer Halls; (4) building systems; and (5) additional work.

- **Day Care Benefits**

As mentioned above, the Project will house a 2,860 square foot child care facility that will serve 34 children. A recent amendment to the State Building Code now permits care for infants and toddlers on up to the third floor of a building. As this facility is located on the third floor, it has the added benefit of being able to serve children in any age group.

- **Linkage Benefits: Affordable Housing and Job Training**

Under the Development Impact Project ("DIP") Plan and the Agreement, the Applicant will make a Housing Contribution of approximately $200,400. Subject to the approval of the Neighborhood Housing Trust, the Applicant will elect the housing creation option. Discussions are currently underway to formulate a housing creation proposal with the Second African Meeting House Corporation, the non-profit housing development corporation of the Twelfth Baptist Church of Roxbury which is the sister church of the Tremont Temple Baptist Church.

The developer will also make a Jobs Contribution Grant of approximately $40,080, by either a Jobs Contribution Payment or a Jobs Creation Contribution, to be used for the creation of a jobs training program for workers who may be employed on a permanent basis at the Project.

- **Economic Benefits**

Construction of this Project, which represents a $49 million

investment in the City of Boston, will generate approximately 142 person years of construction work. Once complete, the Project will house approximately 510 permanent employees and generate $600,000 in real estate taxes annually.

Development Review Requirements - Article 31

The Project is subject to the development review requirements of Article 31. The developer commenced the review process on August 28, 1988 by filing of a Project Notification Form, and the BRA issued a Scoping Determination on November 28, 1988. A Draft Project Impact Report for the Project was submitted on December 15, 1989, to which the BRA responded with a Preliminary Adequacy Determination on February 2, 1990.

Requested BRA Board Actions

Today the BRA hears the presentation of the proposal, and the public has the opportunity to voice its comments. Staff will consider these comments and the evidence presented at the hearing and will submit written recommendations for reconsideration by the BRA at its regular meeting on April 5, 1990.

We therefore recommend that there be a public comment period and that the BRA actions occur on April 5, 1990.

An appropriate vote follows:

VOTED: That, in the matter of the Development Impact Project known as 90 Tremont Street, the Boston Redevelopment Authority hereby takes the matter under advisement and votes to keep open the period for receiving public comments until April 3, 1990 at 5:00 p.m. to be incorporated in the public record. Staff shall consider the evidence presented at the hearing and written comments and shall submit written recommendations for reconsideration by the BRA at its regular meeting on April 5, 1990.

90 TREMONT STREET
FACT SHEET AND PROJECT DESCRIPTION

DEVELOPMENT TEAM

Developer:	St. James Properties, Inc. development agent for 90 Tremont Street Associates, Limited Partnership, in cooperation with Tremont Temple Baptist Church, and the Evangelical Baptist Benevolent and Missionary Society
Architect:	Robert A. M. Stern Architects and Jung/Brannen Associates
Temple Architect:	Notter, Finegold + Alexander
Counsel:	Gaston & Snow

PARCEL DESCRIPTION

Location: Bounded by Tremont Street, Bosworth Street, 1 Bosworth Street (which is part of the Omni Parker House), and 72 Tremont Street (the Omni Parker House). The site is presently occupied by (a) an eight-story, masonry building known as the Tremont Temple, used for religious purposes and containing two halls for worship (Converse Hall and Lorimer Hall) and ancillary church office and function space; and (b) a two-story building occupied by Dini's Restaurant and a sporting goods store.

Size: Approximately 19,920 square feet

PROPOSAL

The proposal is to construct a new office/retail development at 90 Tremont Street and above the adjacent Tremont Temple. Improvements to the Tremont Temple to be funded by the Developer are described under "Cultural Benefits" below.

Height: Approximately 170 feet

Program:

Total	142,940 GSF
Commercial Office:	135,080 GSF
Retail:	5,000 GSF
Day Care:	2,860 GSF
Parking:	65 spaces below grade

FAR: 10.74

FINANCING

Estimated total development cost: $49 million

SCHEDULE

Estimated demolition:	4th quarter 1990
Estimated construction start:	1st quarter 1991
Estimated construction completion:	3rd quarter 1993

BENEFITS

Annual taxes: $600,000

Employment:
- Construction jobs: 142
- Permanent jobs: 510

Housing linkage: $200,400
The developer intends to submit a Housing Creation Proposal in partnership with the Twelfth Baptist Church's housing development arm, the Second African Meeting House Corporation

Jobs linkage: $40,080

Cultural Benefits:

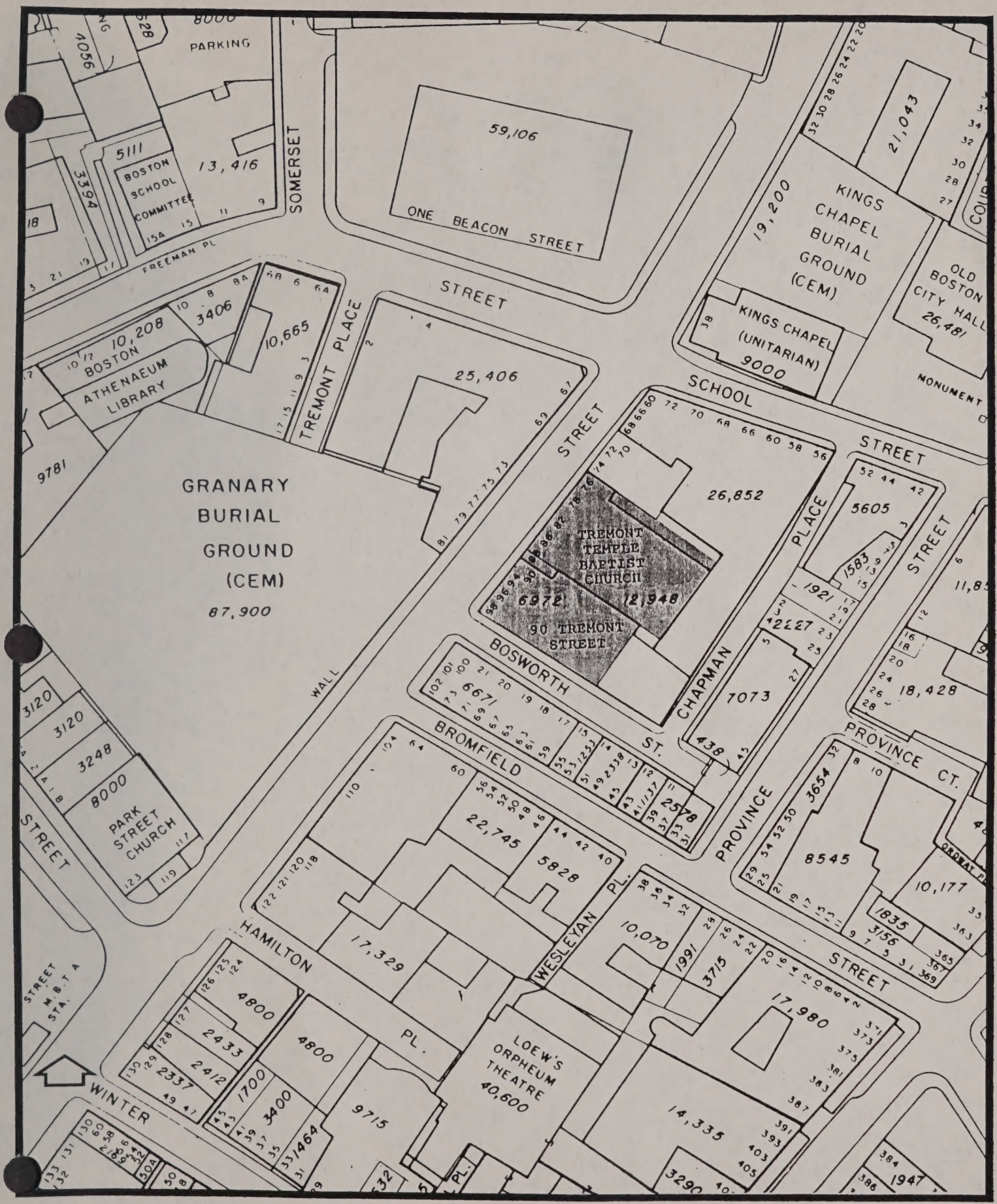
- Renovation of Tremont Temple (BLC rated Category III-Further Study)
- Lorimer Hall to be restored, light and sound systems to be upgraded, and facility to be made available for concerts and community events
- Converse Hall entrances, lobby, seating and systems to be upgraded; hall to continue to be made available for cultural and performing uses
- Support/service facilities for cultural uses
- Night/weekend parking for cultural events

Day Care:

- On-site day care facility accommodating up to 34 slots

Public Improvements:

- Bosworth Street and that portion of Tremont Street abutting the project to be improved with new sidewalk treatment and pedestrian amenities
- Old Granary Burying Ground contribution: $42,000



LOCUS MAP

Scale: 1" = 100'

Development Impact Project Plan

NINETY TREMONT STREET

Applicant: The Applicant is 90 Tremont Street Associates Limited Partnership, a Massachusetts limited partnership ("90 Tremont Street Associates"), in cooperation with the Evangelical Baptist Benevolent and Missionary Society, a Massachusetts corporation (the "Society"), and Tremont Temple Baptist Church, a Massachusetts corporation (the "Baptist Church").

The Applicant's agent for development purposes is St. James Properties, Inc., a Massachusetts corporation with a principal place of business at 67 Batterymarch Street, Boston, MA 02110. The contact person is Christopher B. Fleming.

Architects:

Robert A.M. Stern Architects
211 West 61st Street
New York, NY 10023
Contact Person: Robert A.M. Stern

Jung/Brannen Associates, Inc.
177 Milk Street
Boston, MA 02110
Contact Person: Yu Sing Jung

Notter, Finegold + Alexander, Inc.
(Architect for the Society and the Baptist Church)
77 North Washington Street
Boston, MA 02114
Contact Person: Maurice Finegold

Site Description: The site encompasses two parcels of land along Tremont Street in Boston's Midtown Cultural District, located between Bosworth Street and 72 Tremont Street (the Omni Parker House hotel). The parcel known as 90-98 Tremont Street contains approximately 6,972 square feet of land and is located at the corner of Tremont and Bosworth Streets ("90 Tremont"). The parcel known as 76-88 Tremont Street contains approximately 12,948 square feet of land and is located between 90 Tremont and the Omni Parker House ("76-88 Tremont"). The combined site contains approximately 19,920 square feet, bounded by Tremont

and Bosworth Streets, the lot known as and numbered 1 Bosworth Street (which is part of the Omni Parker House) and the Omni Parker House at 72 Tremont Street.

The 90 Tremont parcel is improved with a two-story building containing a restaurant and a sporting goods store (the "90 Tremont Building"), while the 76-88 Tremont parcel contains an eight-story building used for religious purposes, with two halls for worship (Converse Hall and Lorimer Hall) and ancillary church office and function space (the "Temple" or the "Temple Building").

A plan showing the project site is attached hereto as Exhibit A and incorporated herein by this reference.

Development of the Project (as hereinafter defined) will include construction both above the Temple Building and in two floors below grade of the Temple Building, pursuant to rights which are being acquired by 90 Tremont Street Associates from the Society and the Baptist Church.

General Description of Proposed Development and Proposed Uses: The Project will include construction of a 16-story office building, with ground- and mezzanine-level retail, restaurant and service uses and parking by attendant for 65 vehicles on two levels below-grade. The uses included in the Project are office, retail, restaurant, day care and accessory parking. (Renovations to the interior and exterior of the Temple Building to be provided by the Project are described under Public Benefits below).

The new building will be known as Ninety Tremont Street (the "Ninety Tremont Street Building"), and will contain approximately 142,940 square feet of gross floor area, as that term is defined in the Boston Zoning Code (the "Code"), of which approximately 135,080 square feet will be dedicated to office use, 5,000 square feet to retail and restaurant uses and 2,860 square feet for use as a day care center, as that term is defined in Appendix B to Article 38 of the Code. The attended parking spaces for 65 vehicles are to be shared by the commercial uses in the Ninety Tremont Street Building, and the Church and cultural uses in the Temple Building.

The Temple Building contains approximately 71,000 square feet of gross floor area. When added to the gross floor area of the Ninety Tremont Street Building, the total gross floor

area of both structures is approximately 213,490 square feet. A list of the schematic design drawings for the Ninety Tremont Street Building is included in Exhibit B and incorporated herein by this reference.

Estimated Development Schedule: Demolition of existing structures at 90 Tremont Street will begin and should be completed in the last quarter of 1990. Construction of the Ninety Tremont Street Building is scheduled to begin in the first quarter of 1991, with completion anticipated in the third quarter of 1993. Renovation of the Temple structure will be concurrent with construction of the Ninety Tremont Street Building, and will be funded with monies paid to the Society and the Baptist Church by 90 Tremont Street Associates.

Location and Appearance of Structures: The Ninety Tremont Street Building will be clad in masonry. The location and appearance of the Ninety Tremont Street Building shall generally conform with the schematic design drawings listed in Exhibit B attached hereto. These plans are subject to further design review and refinement and as they are further refined, reviewed and approved, they are hereinafter referred to as the "Plans".

Building Dimensions: The dimensions of the Ninety Tremont Street Building will generally conform with the Plans. The height of the Ninety Tremont Street Building will be approximately 170 feet.

Projected Number of Employees: It is estimated that construction of the Project will create 142 construction jobs over the 18- to 22-month construction period. The Applicant will enter into a Boston Residents Construction Employment Plan with the Mayor's Office of Jobs and Community Services and the Boston Employment Commission to achieve compliance with the Boston Employment Commission Ordinance standards for construction jobs for Boston residents, minorities, and women. After completion, it is estimated that the Project will employ approximately 510 permanent employees. The Applicant agrees to become a signatory to a Memorandum of Understanding establishing the Boston for Boston initiative to enhance the availability of employment opportunities created in the Project for Boston residents.

Development Impact Project Construction/Jobs Contribution Grant: As required under Section 26A-3 of Article 26A of the Code, the Applicant will enter into a Development Impact Project Agreement (the "DIP Agreement") with the Boston Redevelopment Authority (the "Authority") and will be responsible for making a Development Impact Project Contribution (the "DIP Contribution") with regard to the Project. The DIP Contribution shall be made, at the Applicant's option, by: (a) the grant and payment by the Applicant of a sum of money, payable at the times and in the manner and under the conditions specified in the DIP Agreement (referred to in said Section 26A-3 as the "Housing Contribution Grant"), (b) the creation by the Applicant of low and moderate income housing units at a cost at least equal to the amount of the Housing Contribution Grant and under the conditions specified in the DIP Agreement (referred to in said Section 26A-3 as the "Housing Creation Option"), or (c) a combination of items (a) and (b) above.

Should the Applicant's obligation with regard to the DIP Contribution with respect to the Ninety Tremont Street Building be satisfied solely in the form of a Housing Contribution Grant, total payments from the Applicant would equal approximately $200,400, calculated as follows:

Gross Floor Area dedicated to Development Impact Uses as described in Article 26A, more specifically described in Section 8-1 of the Code as the following use items:

Office:	Use Item 41	135,080 square feet
Retail:	Use Item 34	5,000 square feet
		140,080 square feet

As set forth above, the gross floor area of the Project devoted to such uses will, in the aggregate, exceed 100,000 square feet of gross floor area as defined in the Code. Based upon the schematic design for the Project as described in Exhibit B, the gross floor area devoted to such uses is expected to be approximately 140,080 square feet. The amount of the Housing Contribution Grant shall be calculated by multiplying each square foot of gross floor area dedicated to the foregoing Development Impact Uses in excess of 100,000 square feet by $5.00, as follows:

Development Impact Uses	140,080	
Less	100,000	
	40,080	x $5.00 = $200,400

As required under Section 26B-3 of the Code, the Applicant will also be responsible for making a Jobs Contribution Grant with regard to the Project. The Jobs Contribution Grant shall be payable at the times, in the manner and under the conditions specified in the DIP Agreement. It is anticipated that the total Jobs Contribution Grant for the Ninety Tremont Street Building will equal approximately $40,080, calculated by multiplying each square foot of gross floor area in the Project dedicated to the foregoing Development Impact Uses in excess of 100,000 square feet by $1.00, as follows:

Development Impact Uses	140,080	
Less	100,000	
	40,080	x $1.00 = $40,080

Open Space and Landscaping: The sidewalk areas surrounding the Project as shown on Exhibit C shall be paved and landscaped with suitable materials consisting of stone, brick or concrete acceptable to the Authority and compatible with the design of the existing and proposed buildings.

Density: The underlying zoning in the Midtown Cultural District permits a maximum floor area ratio ("FAR") of 8.0, which may be increased to 10.0 if a project is subject to Design Review under Article 31 of the Code, and may be further increased pursuant to Section 38-8 of the Code. As hereinbefore set forth, the gross floor area of the combined Tremont Temple/90 Tremont Street project will be approximately 213,490 square feet. Based upon the area of the combined development site of 19,920, the floor area ratio for the development, calculated in accordance with the Boston Zoning Code will be approximately 10.74.

Proposed Access and Traffic Circulation, Off-Street Loading: Access to and egress from the below-grade parking and the loading facilities in the Project will be off Bosworth Street. Mitigation measures to be incorporated in the Transportation Access Plan Agreement between the Applicant and the Boston Transportation Department will include stringent management of the parking drop-off areas, deliveries and usage of the loading dock as well as use of the second auto elevator landing as an additional loading dock/truck holding area during non-peak hours of vehicular ingress and egress.

Access to Public Transportation: The Project site is well served by public transportation. Stations providing connections to all of the rapid transit lines of the Massachusetts Bay Transportation Authority lie within an easy three block walk of the Project site. In addition, the Project site is within walking distance of the commuter rail facilities at both North and South Stations and the regional bus terminal in the South Station area.

Design Review: All design plans for the Ninety Tremont Street development are subject to ongoing design review and approval by the Authority. The schematic designs for the Project were submitted to the Authority on March 29, 1990. The schematic submittal will also be reviewed by the Boston Civic Design Comission in April, 1990.

Zoning Relief: The Project site lies within the newly created Midtown Cultural District as established by Article 38 of the Code, but does not fall within any PDA or Protection Area established thereunder. The site also lies within a Restricted Parking District as defined in the Code. Assuming that proposed amendment of the definition of Substantial Accord appearing in clause 21 of Appendix E of Article 38 of the Code is adopted by the Zoning Commission, relief from the provisions of the Code, either as an exception or as a conditional use permit, will be required under the following provisions of the Code:

Article 38:

Section 38-7	An exception to permit the FAR and height of the Project to exceed the as-of-right FAR of 10, as the same may be increased pursuant to Section 38-8, and the as-of-right height of 155 feet, to permit a combined lot FAR of 10.74 and a height in Substantial Accord with the height limit.

Section 38-8. An exception to allow an increase in the as-of-right FAR of up to one (1) ratio point by reason of the incorporation of Ground Level Uses, on-site theaters, community service organizations, non-profit cultural uses and on-site day care facilities.

Section 38-18. Accessory parking for office and retail uses is a conditional use.

Section 38-19. An exception from the sky plane setback requirements applicable to portions of the Project above 155 feet.

Public Benefits:

A. CULTURAL BENEFITS

The cultural benefits of the Project include the renovaion and preservation of the Tremont Temple (BLC rated category III), specifically the restoration of Lorimer Hall, the upgrading of the light and sound systems within Lorimer Hall, and the provision of facilities adjacent to the Hall for entrance lobby, musician support space, ticket sales, coat rooms and rest rooms. Lorimer Hall will be made available for concerts and community events.

The entrance lobby, equipment and systems of Converse Hall are to be upgraded, and it will continue to be made available for cultural and performance uses.

All cultural uses within Lorimer Hall and Converse Hall will be served with support and service facilities, and the parking facility at the Ninety Tremont Street building will be made available for night and weekend parking for cultural events, all in accordance with the terms of a Cultural Facilities Agreement among the Applicant, the Authority, and the Mayor's Office of Arts and Humanities.

B. HISTORIC PRESERVATION

Tremont Temple will be renovated with proceeds from the sale of air rights to the Applicant and funds to be raised through a capital funds campaign by the Temple. Exterior renovations include masonry cleaning and repointing, new storefronts and entrances, and new windows. The existing projecting sign and marquee will be replaced with compatible signage and lighting.

The interior plans for Tremont Temple include the renovation of the historic surfaces and details in Converse Hall including the stained glass, a complete renovation of the first and 3 upper floors, a new center stairway to the lobby of Converse Hall, and systems improvements such as a new sprinkler and fire alarm sytem, two new elevators, heating, ventilation, air conditioning and electrical.

B. HOUSING LINKAGE

The Applicant will submit a housing creation proposal under which approximately $200,400 will be paid by the Applicant in the form of linkage payments to be dedicated to the creation of affordable housing in partnership with the Twelfth Baptist Church's housing development arm, the Second African Meeting House Corporation.

C. JOBS LINKAGE

Approximately $40,080 will be paid by the Applicant in the form of a Jobs Contribution Grant.

D. DAY CARE

The Project includes an on-site facility of 2,860 square feet located on the third floor of the Project. The Applicant shall submit a child care provision agreement to the Authority for approval pursuant to regulations to be adopted pursuant to Section 38-18(4) of the Boston Zoning Code.

E. EMPLOYMENT

The Project will create 9,500 worker days of construction employment over the 18 to 22-month construction period. Upon completion, it is estimated that the Project will employ approximately 510 permanent employees.

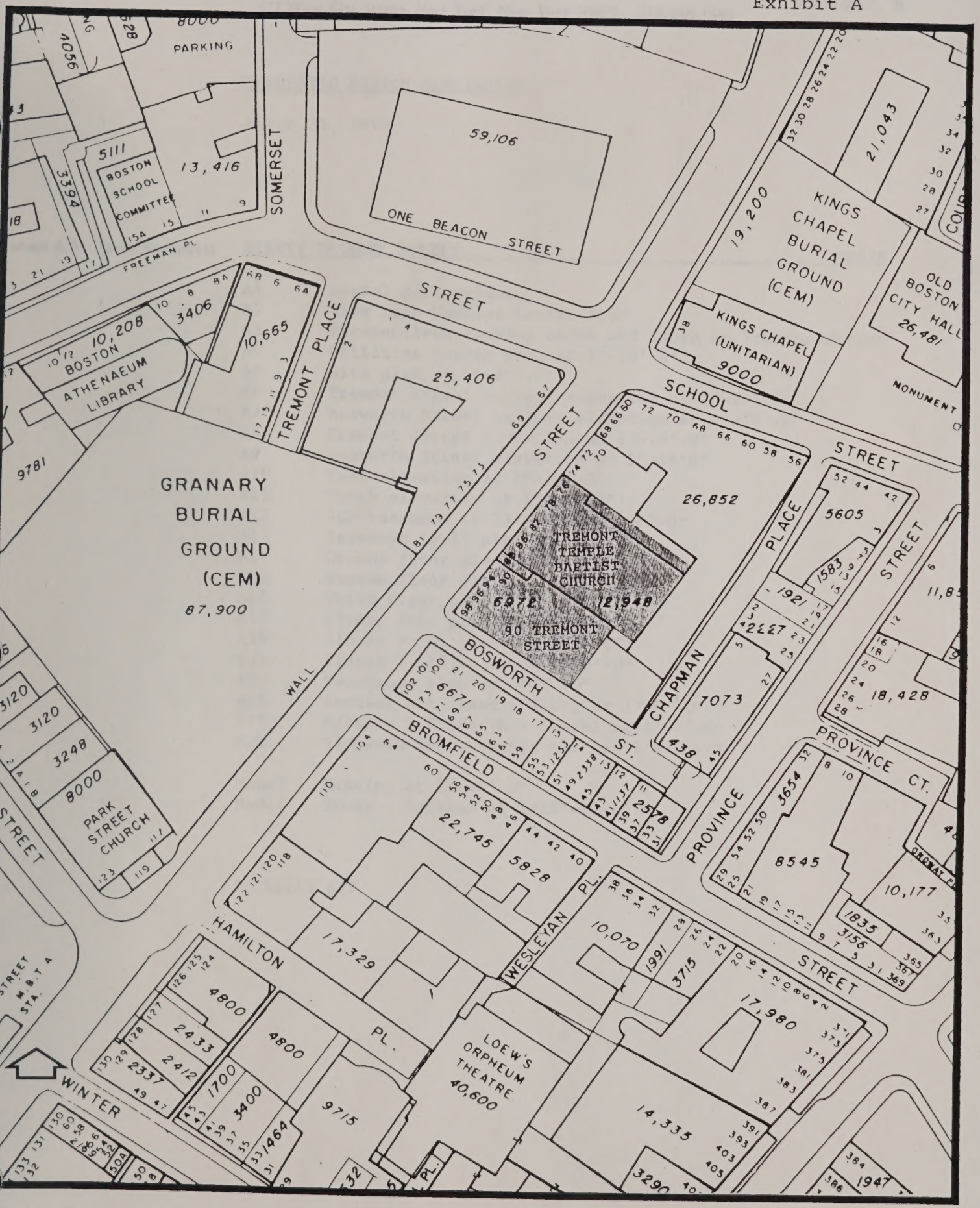
F. FISCAL BENEFITS

Annual real estate taxes for the Project are estimated to be $600,000 per annum, in addition to the creation of jobs and the contribution to housing and job training referred to above.

G. PUBLIC IMPROVEMENTS

Bosworth Street and the portion of Tremont Street abutting the Project are to be improved with new sidewalk treatment and pedestrian amenities within the area shown on Exhibit C attached hereto and made a part hereof. In addition, the Applicant will make a $42,000 contribution to the Old Granary Burying Ground.

Exhibit A



LOCUS MAP

Scale: 1" = 100'

211 West 61st Street, New York, New York 10023 212-246-1980

Exhibit B

SCHEMATIC DESIGN SUBMISSION

March 29, 1990

Robert A.M. Stern Architects

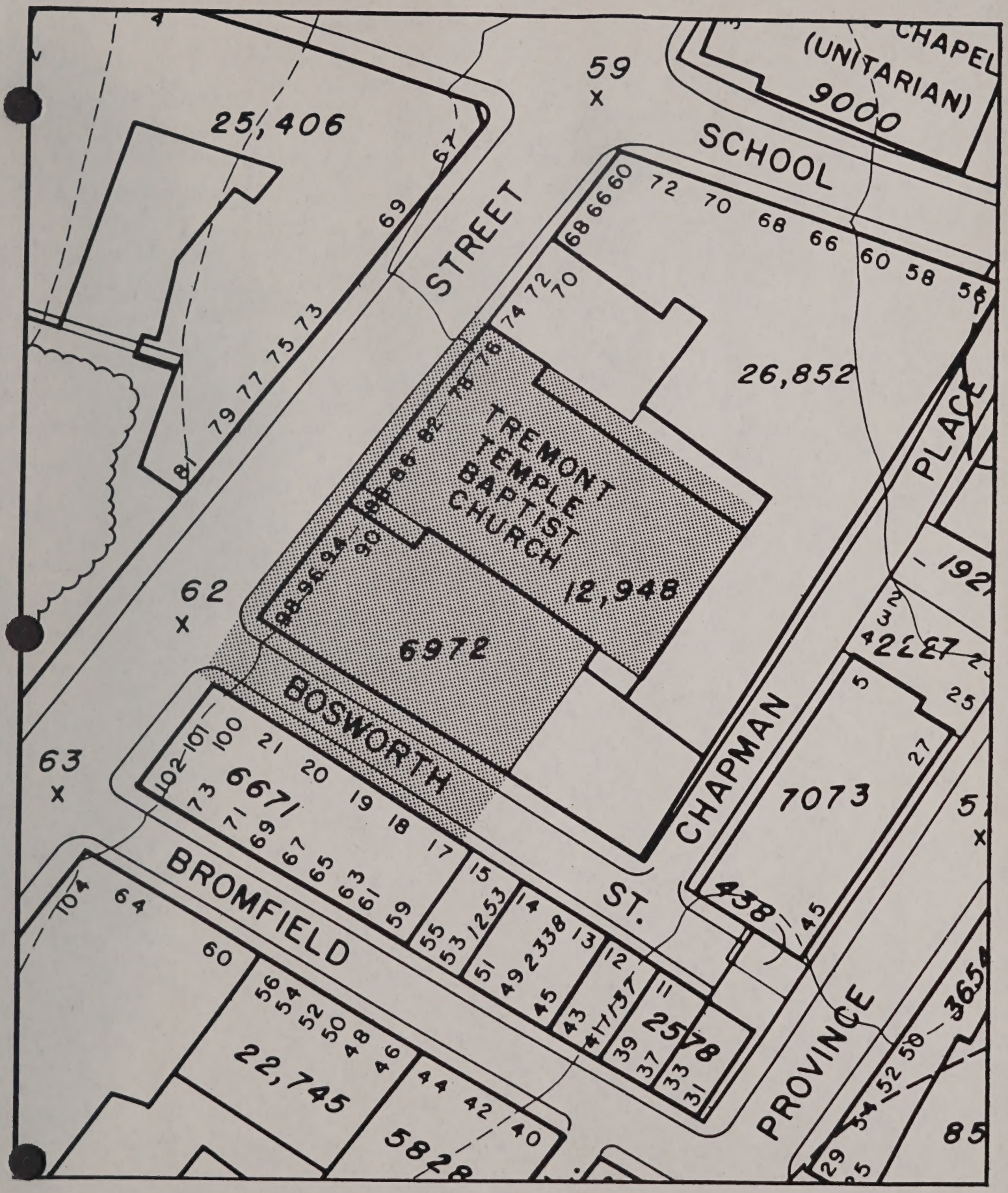
NINETY TREMONT STREET 88028

A1	Aerial perspective
A2	View from Paulist Center Roof
A3	Perspectives looking north and south on Tremont Street
A4	Utilities survey plan at 1"=20'-0"
A5	Site plan at 1"=20'-0"
A6	Tremont Street context elevation at 1"=20'-0"
A7	Bosworth Street context elevation at 1"=20'-0"
A8	Tremont Street elevation at 1"=16'-0"
A9	Bosworth Street elevation at 1"=16'0"
A10	East elevation at 1"=16'-0"
A11	North elevation at 1"=16'-0"
A12	Sub-basement (P-2) plan at 1"=8'-0"
A13	Basement (P-1) plan at 1"=8'-0"
A14	Ground floor plan at 1"=8'-0"
A15	Second floor plan at 1"=8'-0"
A16	Third floor plan at 1"=8'-0"
A17	Floors 4-8, plan at 1"=8'-0"
A18	Floors 9-10, plan at 1"=8'-0"
A19	Floors 11-16, plan at 1"=8'-0"
A20	Penthouse plan at 1"=8'-0"
A21	Section A-A (East - West) at 1"=8'-0"
A22	Section B-B (North - South) at 1"=8'-0"
A23	Sidewalk improvements plan at 1"=10'-0"
Model	Massing at 1"=40'-0"
Model	Study - Section at 1/16"=1'-0"

90TRELST.N27

Fax 212-246-2486

EXHIBIT C



PROJECT SITE PLAN SCALE: 1"=50' LIMIT OF WORK

DEVELOPMENT IMPACT PROJECT AGREEMENT

for

90 TREMONT STREET
Boston, Massachusetts

This Agreement is made as of March 29, 1990 by and between the Boston Redevelopment Authority, a body politic and corporate created pursuant to Chapter 121B of the Massachusetts General Laws, and acting hereunder pursuant to Chapter 652 of the Acts of 1960, as amended (the "Authority"), on its own behalf and as agent for the Neighborhood Housing Trust ("Housing Trust"), a Massachusetts public charitable trust established by Declaration of Trust dated November 18, 1985 and pursuant to Chapter 371 of the Acts of 1987; and the Neighborhood Jobs Trust ("Jobs Trust"), a Massachusetts public charitable trust established by Declaration of Trust dated November 19, 1985 and pursuant to Chapter 371 of the Acts of 1987; and 90 Tremont Street Associates Limited Partnership, a Massachusetts limited partnership (the "Applicant"), with a principal place of business c/o St. James Properties, 67 Batterymarch Street, Boston, Massachusetts 02110.

WHEREAS, the Applicant proposes to construct a 16-story office building with ground floor retail and service use and parking on two below-grade levels for approximately 65 vehicles of attendant parking, containing approximately 142,490 square feet of gross floor area as defined in the Boston Zoning Code (the "Code"), of which approximately 135,080 square feet will

be dedicated to first class office use, 5,000 square feet to first floor and mezzanine level retail stores and 2,860 square feet to a day care center (the "Project");

WHEREAS, the Project site is comprised of (i) approximately 6,972 square feet of land with the buildings and other improvements thereon now known and numbered as 90-98 Tremont Street, bounded by Tremont Street, Bosworth Street, the lot known and numbered as 1 Bosworth Street and the lot known and numbered as 88 Tremont Street (the "Project Lot"), and (ii) certain additional subsurface and air rights development areas located on the lot at 88 Tremont Street which contains approximately $12,948 square feet (the "Temple Lot"), such site being more particularly described in Exhibit A annexed hereto and incorporated herein by this reference and in the Plan, as hereinafter defined (the Project Lot and the Temple Lot are collectively called the "Project Site");

WHEREAS, the Applicant recognizes that the construction of the Project may have an indirect impact on the costs of housing in the City of Boston (the "City");

WHEREAS, the Applicant recognizes that the construction of the Project may result in the creation of new jobs, which in turn may require the creation of new job training programs or the expansion of existing programs;

WHEREAS, the Project constitutes a Development Impact Project as defined in Section 26A-2 of Article 26A, and in Section 26B-2(1) of Article 26B, of the Code;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties hereto agree as follows:

ARTICLE 1. DEVELOPMENT IMPACT PROJECT PLAN

1.1. Development Impact Project Plan. The Applicant submitted to the Authority a Development Impact Project Plan (the Plan"), a copy of which Plan is attached hereto as Exhibit B and incorporated herein by this reference, as required by Section 26A-3 of Article 26A, and by Section 26B-3 of Article 26B, of the Code, and pursuant to a public hearing held this day, March 29, 1990, the notice of which was published in The Boston Herald on March 22, 1990. The Authority approved the Plan on March 29, 1990. Subject to receipt of necessary financing and all necessary governmental approvals, including without limitation the zoning relief described in the Plan, and further subject to Section 6.2 hereof, the Applicant will cause the Project to be developed on the Project Site in accordance with the Plan.

ARTICLE 2. DEVELOPMENT IMPACT PROJECT CONTRIBUTION-HOUSING

2.1. Development Impact Project Contribution. The Applicant shall be responsible for, in accordance with and subject to the terms of this Agreement, a Development Impact Project Contribution (the "Housing Contribution") in an amount calculated as set forth in Section 2.5 of this Agreement. The

Applicant may, at its option, satisfy its obligation for the Housing Contribution by the creation, or by contributing to the creation of, housing units for occupancy exclusively by low and moderate income residents of the City, as described in Section 2.2 of this Agreement (the "Housing Creation Option"), by payment of the Housing Contribution Payment in accordance with Section 2.3 of this Agreement (the "Housing Payment Option"), or by a combination of both the Housing Creation Option and the Housing Payment Option, as described in Section 2.4 of this Agreement.

2.2. Housing Creation Option. Subject to the approval of the Authority and the Neighborhood Housing Trust of the Applicant's Housing Creation Proposal in partnership with the Second African Meeting House Corporation ("SAMHC") on or before the Initial Housing Payment Date (as defined in Section 2.7 hereof), the Applicant hereby elects to create or to contribute to the creation of housing units for occupancy exclusively by low and moderate income residents of the City pursuant to the Authority's Housing Creation Regulations as in effect on the date hereof by making the Housing Contribution to SAMHC or the Authority, either (i) by making the Housing Contribution utilizing the Housing Creation Option in partnership with Second African Meeting House Corporation ("SAMH"), which is the non-profit housing development corporation of the Twelfth Baptist Church of Roxbury, the sister Church of Tremont Temple Baptist Church; or, at its option, by paying the Housing

Contribution to the Neighborhood Housing Trust either (ii) in seven (7) equal annual installments: or (iii) in two installments. If the two installment option is selected, the first installment shall be in an amount equal to the first installment of the Housing Contribution that would be paid if the Applicant were to pay the Housing Contribution in seven (7) equal annual installments in accordance with Section 26A-2(3)(b) of Article 26A of the Boston Zoning Code, and such installment shall be due and payable on the Initial Housing Payment Date for the Project. The second installment shall be in an amount equal to the Net Present Value, as defined in and calculated in accordance with the Authority's Housing Creation Regulations, of the Housing Contribution which would otherwise be paid in the remaining equal annual installments, said Net Present Value to be calculated and be due and payable as of the Construction Commencement Date (as defined in Section 2.7 hereof). In the event that the Construction Commencement Date shall not have occurred on or before any anniversary of the Initial Housing Payment Date (until seven [7] annual installments have been made), then an additional installment of the Housing Payment shall be made in an amount equal to the first installment.

2.3. Housing Payment Option. If the Neighborhood Housing Trust shall not have approved Applicant's election of the Housing Creation Option as set forth in Section 2.2 on or before the Initial Housing Payment Date (as defined in Section

2.7 hereof), the Applicant shall pay the Housing Contribution Payment in seven (7) equal annual installments. The first installment of the Housing Contribution Payment shall be due and payable on the Initial Housing Payment Date, and subsequent installments shall be due and payable on the following six (6) annual anniversaries of the Initial Housing Payment Date. Alternatively, the Applicant may, at its option choose to pay the Housing Contribution Payment in two installments. The first installment shall be in an amount equal to the first installment of the Housing Contribution that would be paid if the Applicant were to pay the Housing Contribution in seven (7) equal annual installments in accordance with Section 26A-2(3)(B) of Article 26A of the Boston Zoning Code, and such installment shall be due and payable on the Initial Housing Payment Date for the Project. The second installment shall be in an amount equal to the Net Present Value, as defined in and calculated in accordance with the Authority's Housing Creation Regulations, of the Housing Contribution which would otherwise be paid in the remaining equal annual installments, said Net Present Value to be calculated and be due and payable as of the Construction Commencement Date. In the event that the Construction Commencement Date shall not have occurred on or before any anniversary of the Initial Housing Payment Date (until seven [7] annual installments have been made), then an additional installment of the Housing Payment shall be made in an amount equal to the first installment. All payments of the

Housing Contribution Grant shall be paid to the Collector-Treasurer of the City as managing trustee of the Neighborhood Housing Trust, or to any person or entity to whom the Neighborhood Housing Trust may have assigned the right to receive such payment, provided that the Applicant shall have received written notice of such assignment and direction as to the making of any such payment to any party other than such Collector-Treasurer at least thirty (30) days prior to the date such payment is due. If the Applicant shall choose to pay the Housing Contribution Payment in seven (7) equal annual installments as noted above, as security for Applicant's obligation hereunder to make payment of the six (6) subsequent annual installments, on the Initial Housing Payment Date the Applicant shall provide for the benefit of the Neighborhood Housing Trust a Letter of Credit in the amount of the unpaid portion of the Housing Contribution Grant, which letter of credit shall be periodically extended so as to remain in effect until the Housing Contribution Grant shall have been paid in full, but the amount of such Letter of Credit may be reduced annually to reflect only the remaining unpaid amounts hereunder.

2.4. Conversion to Housing Creation Option After Initial Housing Payment Date. If, after the Initial Housing Payment Date but before having paid all of the installments due under the Housing Payment Option, the Applicant shall desire to elect the Housing Creation Option, the Applicant shall submit a proposal for the Housing Creation Option in writing to the

Authority. Such proposal, if approved by the Authority and the Neighborhood Housing Trust and if performed by the Applicant, shall satisfy the obligation of the Applicant to make any remaining annual installment payments due under the Housing Payment Option and shall satisfy the provisions of the Housing Contribution requirement, provided, however, that in the event that the Applicant has received notice from the Housing Trust or any other party to whom the right to receive the Housing Payments may have been assigned, that such payments have been assigned to another party, then the Applicant shall continue to make such payment to such assignee until the Applicant receives notice from such assignee that payments may be otherwise directed.

2.5. Calculation of Housing Contribution. The Project will include approximately the following areas dedicated to Development Impact Uses as described in Article 26A, more specifically described in Section 8-1 of the Code as the following use items:

Office:	Use Item 41	135,080 square feet
Retail:	Use Item 34	5,000 square feet
		140,080 square feet

As set forth above, the gross floor area of the Project devoted to such uses will, in the aggregate, exceed one hundred thousand (100,000) square feet of gross floor area as defined in the Code. Based upon the schematic design for the Project as described in the Plan, the gross floor area devoted to such uses is expected to be approximately 140,080 square feet. The

amount of the Housing Contribution shall be calculated by multiplying each square foot of gross floor area in the Project in excess of one hundred thousand (100,000) square feet dedicated to such uses by Five and 00/100 Dollars ($5.00) (the "Housing Formula"). Under the Housing Formula, it is anticipated that the amount of the Housing Contribution will be approximately Two Hundred Thousand, Four Hundred and 00/100 Dollars ($200,400.00). The parties acknowledge that the amount of the Housing Contribution is based upon the gross floor area of the Project as estimated in the Plan. If the gross floor area, as defined in Section 2-1(21) of the Code and as certified by the Project Architect (as identified in the Plan) on the Initial Housing Payment Date differs from the above stated estimate, the Housing Contribution shall be the amount required under the Housing Formula.

2.6. No Change in Housing Contribution. Subject to the final calculation required by Section 2.5 hereof and to the issuance of a building permit for the Project before the effective date of any amendment of the Code as hereinafter described, any change in the formula for the calculation of the Housing Contribution as may be adopted by the Boston Zoning Commission pursuant to Section 26A-3.2(c) of the Code, or pursuant to Chapter 371 of the Acts of 1987, or pursuant to any other general or special act of the Great and General Court of the Commonwealth of Massachusetts hereafter enacted, shall not increase the Housing Contribution determined in accordance with Section 2 5 hereof.

2.7. Initial Housing Payment Date. The Initial Housing Payment Date shall be the date of issuance to the Applicant or Applicant's general contractor by the Inspectional Services Department of the City of a building permit for the Project.

2.8. Termination of Housing Contribution Obligation. If a building permit is not granted for the Project, or if construction of the Project is abandoned after a building permit is obtained but prior to the Construction Commencement Date, (as hereinafter defined), or if a building permit issued for the Project lapses and is not renewed, then the Applicant shall have no responsibility for the Housing Contribution with respect to the Project. If the Applicant shall so abandon the Project after a building permit is obtained, the Applicant shall file with the Authority and the Neighborhood Housing Trust an affidavit stating that the Project is so abandoned. As used herein, the term "Construction Commencement Date" means the date on which any substantial construction on the Project commences such as excavation, foundation, and other subsurface work, but substantial construction shall not include the demolition of any structures or portions thereof now existing on the Project Site or the conduct of borings, soils investigations or similar activities, whether or not the same requires the issuance of a partial building permit.

2.9. Credit Towards Housing Contribution. If the City should hereafter impose, assess, or levy any excise or tax upon the Project, the proceeds of which are dedicated, in whole or

in part, to the establishment of a fund for purposes substantially the same as the purposes recited in Section 26A-1 of Article 26A of the Code, amounts payable hereunder by Applicant shall be credited against such excise or tax; provided, however, that if such crediting shall not be legally permissible to satisfy payment of such tax or excise the obligations of the Applicant hereunder shall, to the extent of the amount of such tax or excise, thereupon cease and be of no further force and effect.

ARTICLE 3. DEVELOPMENT IMPACT PROJECT CONTRIBUTION-JOBS

3.1. Jobs Contribution Grant. The Applicant shall be responsible, in accordance with and subject to the terms of this Agreement, for a Jobs Contribution Grant (the "Jobs Contribution") as such term is defined in Section 26B-2(3) of Article 26B of the Boston Zoning Code, in an amount calculated as set forth in Section 3.5 of this Agreement. The Applicant may, at its option, satisfy its obligation for the Jobs Contribution by the creation, or by contributing to the creation, of a job training program for workers who will be employed, on a permanent basis, in the Project as described in Section 3.2 of this Agreement (the "Jobs Creation Option") or by payment of the Jobs Contribution Grant in accordance with Section 3.3 of this Agreement (the "Jobs Payment Option").

3.2. Jobs Creation Option. If the Applicant shall elect to create or to contribute to the creation of a job training program for workers who will be employed, on a permanent basis,

in the Project, the Applicant shall submit a proposal for the Jobs Creation Option in writing to the Director of the Mayor's Office of Jobs and Community Services ("OJCS"). Such proposal, if submitted to the Director of OJCS on or before the Jobs Payment Date, as hereinafter defined in Section 3.6 of this Agreement and if approved by the Director of OJCS and the Neighborhood Jobs Trust, shall satisfy the Jobs Contribution requirement set forth in Section 3.1 of this Agreement.

3.3. Jobs Payment Option. If the Applicant shall not have elected the Jobs Creation Option on or before the Jobs Payment Date, the Applicant shall pay the Jobs Contribution Grant in two (2) equal annual installments. The first installment of the Jobs Contribution Grant shall be due and payable on the Jobs Payment Date, and the second installment shall be due and payable on the one year anniversary of the Jobs Payment Date. All payments of the Jobs Contribution Grant shall be paid to the Collector- Treasurer of the City as managing trustee of the Neighborhood Jobs Trust, or to any person or entity to whom the Neighborhood Housing Trust may have assigned the right to receive such payment, provided that the Applicant shall have received written notice of such assignment and direction as to the making of any such payment at least thirty (30) days prior to the date such payment is due.

3.4. Calculation of Jobs Contribution. The Project will include the following areas dedicated to Development Impact Uses as described in Article 26B, more specifically described in Section 8-1 of the Code as the following use items:

Office:	Use Item 41	135,080 square feet
Retail:	Use Item 34	5,000 square feet
		140,080 square feet

As set forth above, the gross floor area of the Project devoted to such uses will, in the aggregate, exceed one hundred thousand (100,000) square feet of gross floor area as defined in the Code. Based upon the schematic design of the Project as described in the Plan, the gross floor area devoted to such uses is expected to be approximately 140,080 square feet. The amount of the Jobs Contribution shall be calculated by multiplying each square foot of gross floor area in the Project dedicated to such uses in excess of one hundred thousand (100,000) square feet by One and 00/100 Dollar ($1.00) (the "Jobs Formula"). Under the Jobs Formula, it is anticipated that the amount of the Jobs Contribution will be approximately Forty Thousand, Eighty and 00/100 Dollars ($40,080.00). The parties acknowledge that the amount of the Jobs Contribution is based upon the gross floor area of the Project as estimated in the Plan. If the gross floor area, as defined in Section 2-1(21) of the Code and as certified by the Project Architect (as identified in the Plan) on the Jobs Payment Date differs from the above stated estimate, the Jobs Contribution shall be the amount required under the Jobs Formula.

3.5. No Change in Jobs Contribution. Subject to the financial calculation required by Section 3.4 hereof and to the issuance of a building permit for the Project before the effective date of any amendment of the Code as hereinafter

described, any change in the formula for the calculation of the Jobs Contribution as may be adopted by the Boston Zoning Commission pursuant to Section 26B-3.1(c) of the Code, or pursuant to Chapter 371 of the Acts of 1987 or pursuant to any other general or special act of the Great and General Court of the Commonwealth of Massachusetts hereafter enacted, shall not increase the Jobs Contribution determined in accordance with Section 3.4 hereof.

3.6. Jobs Payment Date. The Jobs Payment Date shall be the date of issuance to the Applicant or Applicant's general contractor by the Inspectional Services Department of the City of Boston a building permit for the Project.

3.7. Termination of Jobs Contribution Obligation. If a building permit is not granted for any part of the Project, or if construction of any part of the Project is abandoned after a building permit is obtained but prior to the Construction Commencement Date, or if a building permit issued for the Project lapses and is not renewed, then the Applicant shall have no responsibility of the Jobs Contribution with respect to the Project. If Applicant shall so abandon the Project after a building permit is obtained, Applicant shall file with the Authority and the Neighborhood Jobs Trust an affidavit stating that the Project is so abandoned.

3.8. Credit Towards Jobs Contribution. If the City should hereafter impose, assess, or levy any excise or tax upon the Project, the proceeds of which are dedicated, in whole or in

part, to the establishment of a fund for purposes substantially the same as the purposes recited in Section 26B-1 of Article 26B of the Code, amounts payable hereunder by Applicant shall be credited against such excise or tax; provided, however, that if such crediting shall not be legally permissible to satisfy payment of such tax or excise the obligations of the Applicant hereunder shall, to the extent of the amount of such tax or excise, thereupon cease and be of no further force and effect.

ARTICLE 4. BOSTON RESIDENTS CONSTRUCTION EMPLOYMENT PLAN

4.1. Boston Residents Construction Employment Plan. The Applicant shall enter into a Boston Residents Construction Employment Plan with OJCS.

ARTICLE 5. EMPLOYMENT OPPORTUNITY PLAN

5.1. Employment Opportunity Plan. The Applicant shall become a signatory to the Memorandum of Understanding establishing the Boston for Boston program designed to achieve the goal that 50 percent of the permanent employment opportunities created by the Project shall be made available to Boston residents.

ARTICLE 6. TRANSPORTATION ACCESS PLAN

6.1. Transportation Access Plan Agreement. The Applicant shall enter into a Transportation Access Plan Agreement with the Transportation Department of the City of Boston pursuant to which Applicant will agree to the transportation access and

traffic mitigation measures to be set forth in the Final Project Impact Report for the Project and approved by the Authority pursuant to Article 31 of the Code.

ARTICLE 7. SCOPE OF LIMITS AND LIABILITY

7.1. Scope of Applicant's Liability. The Authority on its own behalf and as agent for the Neighborhood Housing Trust and the Neighborhood Jobs Trust, agrees to look solely to the interest of the Applicant from time to time in the Project for any claim against the Applicant arising under this agreement.

7.2. Personal Liability. Neither the Applicant nor any trustees, beneficiary, partner, stockholder, manager, officer, director, agent or employee of the Applicant or its successors and assigns shall be personally or individually liable under this Agreement beyond the extent of its or their interest in such Project.

7.3. Limited Undertaking. Nothing in this Agreement shall be construed as an undertaking by the Applicant to construct or complete the Project, the sole obligation of the Applicant being to adhere to the Plan if and to the extent that the Project is undertaken by Applicant, and to fulfill the monetary and other obligations set forth in this Agreement if the Project is undertaken.

ARTICLE 8. MISCELLANEOUS PROVISIONS.

8.1. Amendments; Law to be Applied. No amendment to this Agreement shall be effective unless in writing and executed by all of the parties hereto. This agreement shall be governed by the laws of the Commonwealth of Massachusetts, and sets forth the entire agreement among the parties. This agreement is binding upon and enforceable against, and inures to the benefits of, the parties and their respective successors, assigns, and legal representatives, including, without limitation, any successor owner of the Project.

8.2. Capitalization Terms. Capitalized terms used herein without definition which are defined in Article 26A or Article 26B of the Code shall have the meanings ascribed to them herein.

8.3. Notice. All notices under this Agreement must be in writing and shall be given by hand delivery, by reputable overnight courier, or by registered or certified mail, postage prepaid, return receipt requested, addressed to the respective parties as follows:

If the Authority:

Boston Redevelopment Authority
Director's Office
City Hall Plaza, 9th Floor
Boston, Massachusetts 02201

with a copy to:

Boston Redevelopment Authority
Chief General Counsel
Building 33
33 Third Avenue
Charlestown Navy Yard
Boston, Massachusetts

If to the Applicant: 90 Tremont Street Associates
Limited Partnership
c/o St. James Properties, Inc.
67 Batterymarch Street
Boston, Massachusetts 02110
Attn: Christopher B. Fleming

with a copy to:

Gaston & Snow
One Federal Street
Boston, Massachusetts 02110
Attn: John A. Kessler, Jr., Esq.

8.4. Satisfaction of Development Impact Project Requirements. By the execution and delivery of this Agreement, the Applicant has satisfied the requirement of Sections 26A-3(2) and 26B-3(1) of the Code insofar as satisfaction of the requirement of those sections is a precondition to the granting, allowing or adopting of a variance, conditional use permit, exception, or zoning map or text amendment with respect to the Applicant's development of the Project Site.

8.5. Captions. The captions of the articles and sections of this Agreement are for convenience only and shall not affect the meaning or interpretation of this agreement.

8.6. Notice of Transfer of Project. For so long as any obligations of applicant under Articles 2 or 3 hereof shall remain outstanding, Applicant shall give to the Authority written notice of any sale or transfer of the right to construct the Project if prior to completion thereof, or of the Project if the same is then completed, the name and address of the successor to Applicant hereunder, and a copy of the instrument pursuant to which Applicant assigned to such successor, and such successor assumed, the obligations of Applicant hereunder.

ARTICLE 9. DAY CARE

9.1 Child Care Facilities Plan. The Applicant will set aside in the Project 2,860 square feet of indoor space, on a rent-free basis, for a child daycare center. The Applicant will work with the Authority on a Child Care Provision Agreement, which shall set forth the physical design, proposed child daycare program and program design, the responsibilities for expenses associated with such center, the proposed child daycare population to be served by the Child Care Center and the proposed delivery date of such Child Care Center.

ARTICLE 10. CULTURAL FACILITIES

10.1 Cultural Facilities Agreement. The Applicant shall enter into a Cultural Facilities Agreement dated as of even date herewith, among the Applicant, the Authority and the Mayor's Office of Arts and Humanities, which shall obligate the Applicant to complete the renovation, improvement or addition of the cultural facilities described therein which are located within the building on the Temple Lot. Such Agreement shall provide, among other things, for a guarantee by the Applicant of the Lorimer Hall Restoration (as defined in the Agreement) to the extent of $250,000, and shall further provide that if the Lorimer Hall Restoration shall not have been completed prior to the issuance of a Certificate of Occupancy for the Project, that the Applicant shall deposit certain security in escrow with the Authority or a party designated by the Authority.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the date first above written.

90 TREMONT STREET ASSOCIATE
LIMITED PARTNERSHIP

By:_____
Christopher B. Fleming,
General Partner

Approved as to Form:

BOSTON REDEVELOPMENT AUTHORITY

_____
Chief, General Counsel

By:_____
Stephen Coyle, Director

TREMONT TEMPLE/90 TREMONT STREET
76-98 TREMONT STREET, BOSTON

CULTURAL FACILITIES AGREEMENT

This AGREEMENT is entered into as of the ___ day of _____, 1990 among the TREMONT TEMPLE BAPTIST CHURCH, a Massachusetts Corporation (the "Temple"), 90 TREMONT STREET ASSOCIATES LIMITED PARTNERSHIP, a Massachusetts limited partnership (the "Developer"), the CITY OF BOSTON, OFFICE OF THE ARTS AND HUMANITIES (the "OAH"), and the BOSTON REDEVELOPMENT AUTHORITY (the "BRA").

RECITALS

WHEREAS, the Developer owns a parcel of land located at 90-98 Tremont Street, Boston, Massachusetts (the "Developer's Site") and the Temple owns the adjoining parcel of land and building located at 76-88 Tremont Street, Boston, Massachusetts (the "Temple Property"), both of which are within the Midtown Cultural District of the City of Boston (the "District") as defined in Article 38 of the City of Boston Zoning Code (the "Code"); and

WHEREAS, the Developer proposes to demolish the existing building on the Developer's Site and to develop a 16 story, 142,940 square foot office building with street level retail space and underground parking (the "90 Tremont Street Project") on the Developer's Site and utilizing air rights over the Temple Property and a portion of the basement of the Temple Property; and

WHEREAS, the Developer and the Temple have entered into an agreement dated September 26, 1988 (the "Purchase Agreement") pursuant to which the Developer has agreed to purchase the air rights and portion of the basement upon certain terms and conditions; and

WHEREAS, the 90 Tremont Street Project, as proposed, is approximately fifteen higher than the height allowed as-of-right under the Code; and

WHEREAS, Section 38.7(2) of the Code provides that an exception for up to 15 feet of height in excess of the as-of-right height may be granted if a proposed project furthers the goals of the Midtown Cultural District Plan, as adopted by the BRA (the "District Plan"); and

WHEREAS, if the Developer were to proceed with the 90 Tremont Street Project, the Temple would receive the Air Rights Payment and a portion of which payment would be used for the substantial rehabilitation of a concert hall within the Temple Property;

WHEREAS, the parties desire to make the concert hall renovations, to make the concert hall and certain other facilities within the Temple Property available on a scheduled basis to cultural groups and organizations of the Greater Boston area ("Cultural Groups") pursuant to the terms of this Agreement; and

AGREEMENT

NOW, THEREFORE, in consideration of the premises and the obligations of each of the parties herein contained to be performed, and on the condition that the 90 Tremont Street Project receives all local, state and federal approvals necessary to proceed and the closing under the Purchase Agreement, the parties agree as follows:

1. SCHEDULING ENTITY

Within two (2) years after the date of this Agreement the BRA and OAH shall jointly designate an entity (the "Scheduling Entity") to act as the Scheduling Entity pursuant to the terms of this Agreement. This designation, to be effective, (a) shall be made in writing and written notice thereof shall be sent to all parties to this Agreement and (b) the designated Scheduling Entity shall have executed a counterpart of this Agreement. The obligations of Scheduling Entity shall commence upon its designation. Upon designation of the Scheduling Entity, by the BRA and OAH: (a) the BRA shall have no further obligations under this Agreement, and (b) the OAH shall have no further obligations or liabilities under this Agreement, except to (x) designate a successor Scheduling Entity in the event such a designation becomes necessary or desireable and (y) to participate in the designation of a mediator pursuant to Section 13 hereof.

2. THE CULTURAL FACILITIES

(a) The Temple will make available to the Scheduling Entity pursuant to the terms of this Agreement (a) Lorimer Hall (which shall include any additional space adjacent to or in the proximity of Lorimer Hall proper needed to make use of Lorimer Hall, such as rest rooms, changing rooms, storage areas and other areas indicated on Exhibits A-1 and A-2) and (b) Converse Hall. Lorimer Hall and Converse Hall are referred to collectively as the "Facilities" or individually as a "Facility".

(b) It is understood and intended by the parties that the need for and description of the additional space may change during the term of this Agreement and the parties shall cooperate and work together in good faith to accommodate such changing needs of either the Scheduling Entity or the Temple.

3. PLANS AND SPECIFICATIONS OF THE FACILITIES.

3.1 Lorimer Hall. Lorimer Hall shall be restored and made available in a configuration consistent with the basement plan attached as Exhibit A-1, the ground floor plan attached as Exhibit A-2, the section attached as Exhibit B, the construction specifications attached as Exhibit C, and the technical and equipment specifications attached as Exhibit D. The Exhibits A-1, A-2, B, C and D are collectively referred to as the "Plans and Specifications". The completion of the work and equipping of Lorimer Hall in accordance with the Plans and Specifications shall be referred to as the "Lorimer Hall Restoration". The obligation to complete the Lorimer Hall Restoration and the cost thereof, shall be the joint and several obligation of the Temple and the Developer, subject to the grant of the exception under Section 38.7(z) of the Code and all other permits and approvals required for the 90 Tremont Street Project and to the closing under the Purchase Agreement.

3.2 Converse Hall. Converse Hall will be made available in as-is condition, with such technical and other improvements as the Temple shall elect to make.

4. USE OF FACILITIES

(a) It is anticipated that, consistent with the District Plan, the Facilities will be used primarily by Boston based, resident, non-profit arts organizations for musical events, although certain literary and other events may also be scheduled.

(b) The Scheduling Entity will be mindful in scheduling events in the Facilities, of the moral, ethical and religious beliefs of the Temple and will not schedule programs in the Facilities which the Temple would find offensive in light of its beliefs. The Temple shall provide the Scheduling Entity with a set of guidelines outlining these beliefs to assist the Scheduling Entity in selecting the programs most appropriate for the Facilities. The Temple shall appoint a committee to work with the Scheduling Entity, when appropriate, in achieving the goals of these paragraphs.

5. MAINTENANCE OF FACILITIES

The Temple shall, at its own cost and expense, make all necessary repairs, maintenance, replacements and renewals (a) to keep the roof and structural support elements of the Temple Property in good condition, (b) to keep the mechanical, electrical and plumbing systems serving Lorimer Hall operational and in good condition, (c) to keep and maintain the common areas of the Temple Property in a clean and orderly condition, and (d) to keep Lorimer Hall and the common areas of the Temple Property in as good condition, order and repair as the same will be after completion of the Lorimer Hall Restoration or thereafter may be put, reasonable wear and use, damage by fire or other casualty which the Temple elects not to restore only excepted.

6. TERM OF AGREEMENT

6.1 Commencement. This Agreement shall commence on the date hereof for the purposes of (i) enforcing the obligations of the Temple and the Developer to make the Lorimer Hall Restoration in accordance with the Plans and Specifications and (ii) the designation of a Scheduling Entity by the BRA and OAH. Scheduling of the use of the Facilities shall commence on the date (the "Scheduling Commencement Date") after (a) designation of the Scheduling Entity by the BRA and OAH, (b) issuance of a certificate of occupancy for the Facilities, and (c) a certificate or letter from the BRA (the "Certificate of Completion") certifying that the Lorimer Hall Restoration has been completed in accordance with the Plans and Specifications. It is anticipated that the Scheduling Commencement Date will have occurred by December 31, 1992, simultaneously with the substantial completion of the 90 Tremont Street Project. In the event that the BRA and OAH have not designated a Scheduling Entity under this Agreement by the date of issuance of the Certificate of Completion, then this Agreement will be suspended until a Scheduling Entity is designated.

6.2 Term. The term of the Agreement shall run for a period of thirty (30) years from the Scheduling Commencement Date.

6.3 Early Termination. The Temple or its successor shall have the right to terminate this Agreement prior to the end of the term upon the occurrence of any of the following events:

(a) the Scheduling Entity or the Cultural Groups do not use at least 26 days per calendar year for two consecutive calendar years (except by reason of the unavailability of the Facilities for reasons not the fault of the Scheduling Entity, such as five or other casualty) and the Temple shall have given the BRA and OAH written notice of such fact promptly after the first calendar year of such occurrence; or

(b) An eminent domain taking of the Temple Property or the Facilities; or

(c) A substantial casualty after which the Temple or any successor elects not to rebuild the Facilities. For the purposes of this paragraph "substantial casualty" shall be defined as a loss equal to 30% of the value of the Facilities damaged by such casualty. However, in the event that the Temple or any successor elects to restore the Facilities subsequent to a termination on account of such a substantial casualty, then such termination shall be deemed to have been a suspension of this Agreement and this Agreement shall be revived as of the date of the completion of the restoration; or

(d) On or after the twentieth anniversary of the Scheduling Commencement Date, if the Temple (i) has sold the Temple Property after the fifth anniversary of the Scheduling Commencement Date, or (ii) sells the Temple Property after the twentieth anniversary of the Scheduling Commencement Date. However, it is the intention of the parties that if the Temple sells the Temple Property prior to the fifth anniversary of the Scheduling Commencement Date, the right of the Temple or any successor to terminate this Agreement set forth in the preceding sentence shall not apply. It is understood that the Temple has no intention of selling the Temple Property, it having been located on the site for 150 years. However, in the exercise of its fiduciary duty to preserve the assets of the congregation (the primary asset being the Temple Property) the Temple must reserve unto itself the sole prerogative to sell the Temple Property.

7. SCHEDULING THE USE OF THE FACILITIES

7.1 Annual Schedule. On March 1 in each year the Temple will provide to the Scheduling Entity a calendar of dates for the period from September 1 of that year until August 31 of the following year that Lorimer Hall and Converse Hall will be available for use by the Cultural Groups (the "Offered Dates"). This calendar of dates shall include:

(a) With respect to Lorimer Hall, blocks of time and individual dates as set forth below:

(i) Blocks of time will consist of consecutive Thursday, Friday and Saturdays ("Blocks"). The Temple will make available the following numbers of Blocks during the following periods:

- 9 Blocks in September, October and November
- 4 Blocks in December and January
- 11 Blocks in February, March, April and May (three in each month except the month in which Easter falls, which shall have 2 Blocks)
- 6 Blocks in June, July and August

(ii) In addition to the Blocks, the calendar shall offer 30 individual dates on Monday through Wednesdays, ("Individual Dates") spread equally among the four calendar quarters of the year.

From the offered dates the Scheduling Entity may select up to 24 Blocks (of which no more than 20 shall include Saturday night) and 20 Individual Dates (of which no more than 5 shall be Wednesdays) for use by Cultural Groups. In making selections of available Blocks, no more than two Blocks or two Individual Dates will be scheduled consecutively. The Scheduling Entity shall specify to the Temple by June 1 each year the selected Blocks and Individual Dates (the "Committed Dates") and the Cultural Groups which will utilize the Committed Dates.

(b) With respect to Converse Hall, 3 Blocks (at least two of which shall be between September 1 and May 31) and 6 Individual Dates (at least 4 of which shall be between September 1 and May 31). From the Offered Dates, on or before June 1 each year the Scheduling Entity shall specify up to 6 dates (whether Individual Dates, or Blocks, or a combination) for use by Cultural Groups.

7.2 Further Scheduling. During the course of the year, (or in a partial year following the Scheduling Commencement Date) the Temple will keep a current calendar of events and available dates and the Scheduling Entity may request dates

in addition to the Blocks and Individual Dates committed on June 1 in each year. The Temple will use its best efforts to accommodate these requests, consistent with its planning and scheduling constraints. In addition, both parties shall work in good faith with each other to make scheduling accommodations to serve the needs of the other's constituency.

8. PAYMENT FOR USE OF FACILITIES

The Scheduling Entity shall reimburse the Temple for the cost of use of the Facilities. This reimbursement will be divided in three parts, (i) a daily reimbursement for the use of the Facilities, (ii) a refurbishment fee, and (iii) a reimbursement for additional services. In addition, the Scheduling Entity may charge the Cultural Groups booking the Facilities an administrative fee which will not be paid to the Temple but will be retained by the Scheduling Entity to cover its administrative costs.

8.1 Daily Reimbursement for Costs of Facility. The Temple will establish annually in advance of January 1, the amount necessary to enable the Temple to recoup the reasonable estimated pro-rated costs of operating the Facilities on an annual basis and the administration of this Agreement (the "Daily Reimbursement"). The elements of cost which would be taken into account in arriving at the Daily Reimbursement would be heat, light, electricity, elevators, air conditioning, insurance, cleaning, security, administrative costs, and similar operating expenses incurred by the Temple in conjunction with the scheduling and operation of the Facilities. The Daily Reimbursement would not contain a profit to the Temple for the utilization of the space or amortization of any capital costs incurred in connection with the rehabilitation, alteration or construction of such space. The Temple shall provide to the Scheduling Entity by January 1 in each year a line item budget and reasonable supporting data to permit the Scheduling Entity to verify the reasonableness of the Daily Reimbursement established by the Temple for that year. As an example, the Daily Reimbursement for 1990 for Lorimer Hall would be $450.00 and for Converse Hall $990.00, based on the line-item budget attached as Exhibit E.

8.2 Refurbishment Fee.

(a) In the first year of the Agreement the amount of $0.25 will be added to the cost of each ticket sold for performances held in the Facilities and shall be paid to the Temple, to be dedicated to the maintenance, repair and refurbishment of the Facilities (the "Refurbishment Fee").

Each year thereafter the Refurbishment Fee added to the cost of each ticket shall equal 2% of the average ticket price of tickets sold in the prior year, as determined by the Scheduling Entity, but not less than $0.25 per seat.

(b) The Refurbishment Fee shall be waived for subsidized school performances (such as the PASS program) provided that (i) the performances are coupled with an evening performance on the same date or within the same Block that is not subsidized and (ii) the Scheduling Entity shall be limited to scheduling 24 of such subsidized school performances per year.

8.3 Reimbursement for Additional Services. In addition to the Daily Reimbursement and Refurbishment Fee, the users of the Facilities may be charged for event endorsements to the insurance coverage, when appropriate and may, but need not, have the Temple arrange for additional services which would be reimbursed on an "as-used" basis. These additional services could include special preparation of the Facility, extraordinary clean-up of the Facility after events, use of the kitchen facilities, use of parking facilities, ticket-takers, door attendants, ushers and any other service not included in the Daily Reimbursement.

8.4 Method of Payment. The Scheduling Entity shall pay to the Temple (a) a deposit of twenty-five percent (25%) of the Daily Reimbursement for the use of the Facilities upon execution of the License for the Facility and (b) the balance of the Daily Reimbursement, plus the Refurbishment Fee and reimbursement for additional services, on the Wednesday following the performance(s). In the event of a cancellation, if the cancellation occurs more than 30 days prior to the scheduled date, the deposit shall be returned. If the cancellation occurs less than 30 days prior to the scheduled date, the deposit shall be forfeited unless the date is re-booked.

8.5 Revolving Loan Fund. In order to insure that (a) no Cultural Group shall be prevented from utilizing the Facilities because of an inability to pay the deposit required by paragraph 8.4 and (b) to assist with subsidized school programs, the Developer shall establish with the Scheduling Entity, within thirty (30) days after its designation, a fund of $5,000.00 to be utilized (x) to loan deposits to those Cultural Groups which the Scheduling Entity deems needing of such a loan or (y) to subsidize the Refurbishment Fee for subsidized school performances that do not take place on the same date as a non-subsidized evening performance. Interest earned on the Loan fund shall be added to the principal of the Loan fund each year.

9. COOPERATION, FURTHER ASSURANCES

The parties hereto commit to work with one another in good faith and a spirit of cooperation to achieve the goals of each party to this Agreement.

10. LICENSE WITH USERS

Attached to this Agreement as Exhibit F is a form of license agreement (the "License") to be entered into among the Temple, the Scheduling Entity and the Cultural Group booking the Facility. The final form of the License shall be agreed upon after designation of the Scheduling Entity, but in the final License the insurance, indemnification and waiver of subrogation language must be acceptable to the Temple in its reasonable judgement. A Licence will be executed by all parties to such License within thirty (30) days after the Scheduling Entity notifies the Temple of the Committed Dates. In the event that a license is not entered into within the 30 day period, then the dates will be considered not committed.

11. INSURANCE

The Temple shall obtain and shall maintain throughout the Term, with companies qualified to do business in the Commonwealth of Massachusetts (i) comprehensive general public liability insurance against claims for bodily injury, death or property damage occurring to, upon or about the Facility or the Temple Property, in the amount of $1,000,000.00; (ii) "all risks" physical damage insurance equal to the replacement value of and covering the Facilities and the Temple Property and all furniture, trade fixtures, equipment, and other personal property on the Temple Property; and (iii) any other insurance or endorsements which a reasonable and prudent owner of the Property would maintain in light of the type of property and the activities being carried on therein, including event endorsements for specific cultural events taking place pursuant to the terms of this Agreement. The cost of the insurance attributable to the operation of the Facilities, or any special endorsements, shall be included in the Daily Reimbursement or as a reimbursable additional service, as appropriate.

12. PARKING.

The Developer will make available underground valet parking in the evenings for five cars in the 90 Tremont Street Project, if a public parking permit can be obtained by Developer.

13. MEDIATION.

In the event of a purported default or breach of this Agreement by either the Temple or the Scheduling Entity, or in the event of any operational problems or dissatisfaction of either the Temple or Scheduling Entity, the Temple and Scheduling Entity agree to submit such purported default or operational problem or dissatisfaction to a mediator to be selected by and acceptable to OAH, the Scheduling Entity and the Temple. If, after sixty (60) days of good faith negotiations, the dispute has not been resolved, then either party may pursue whatever alternative remedies are available to it.

14. LIMITATIONS ON LIABILITY.

14.1 Temple. The Temple shall only be liable for specific performance under this Agreement and in no event shall the Temple be liable for monetary damages.

14.2 BRA, OAH. The BRA and OAH shall only be liable for specific performance under this Agreement and in no event shall the BRA or OAH be liable for monetary damages.

14.3 The Developer.

(a) Except as set forth in the next sub-section, the Developer shall only be liable for specific performance under this Agreement and in no event shall the Developer be liable for monetary damages or shall any act or failure to act on the part of the Developer be the cause for the BRA or any other agency of the City of Boston to withhold the issuance of a certificate of occupancy or any other permits or approvals necessary for the use, occupancy, or enjoyment of the 90 Tremont Street Project, which would otherwise be issued.

(b) The Developer hereby guarantees the completion of the Lorimer Hall Restoration to the extent of $250,000. If by the date of issuance of a certificate of occupancy for the 90 Tremont Street Project, the Lorimer Hall Restoration has not been completed, the Developer shall post with the BRA, or any party designated by the BRA, cash or an unconditional and irrevocable letter of credit in an amount equal to 150% of the reasonably projected cost to complete the then uncompleted portion of the Lorimer Hall Restoration by the BRA (the "Completion Escrow"). The Completion Escrow shall be released upon completion of the Lorimer Hall Restoration. If the Lorimer Hall Restoration is not complete within 180 days after issuance of the certificate of occupancy for 90 Tremont Street, the Completion Escrow may be utilized to complete the Lorimer Hall Restoration.

15. ALTERATIONS

No Cultural Group shall make any alterations or additions to the Facility or the Temple Property without the Temple's prior written consent, which may be withheld in the Temple's sole and unfettered discretion.

16. TAX STATUS OF TEMPLE.

The Temple is a tax exempt organization for the purposes of federal, state and local law. If the Temple determines that this Agreement or the transactions contemplated hereby are likely to have a material adverse effect on the Temple's tax-exempt status, then the Temple shall so notify the other parties to this Agreement and all parties shall cooperate with each other in good faith and using all reasonable and diligent efforts in an attempt to restructure this Agreement to avoid such an eventuality. In the event the parties are unable so to restructure this Agreement after six months of such efforts, upon notice to the parties the Temple may terminate this Agreement.

17. SEVERABILITY

If any term or provision of this Agreement, or the application thereof to any person or circumstance, shall to any extent be invalid and unenforceable, the remainder of this Agreement, or the application of such terms to persons or circumstances other than those to which it is invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law.

18. GOVERNING LAW

This Agreement shall be governed and construed in accordance with the laws of The Commonwealth of Massachusetts.

19. NOTICES

All notices or other communications required or permitted to be given under this Agreement shall be in writing, signed by a duly authorized officer or representative of the party giving such notice and shall either be hand-delivered or mailed postage pre-paid, by registered or certified mail, return receipt requested to the addresses listed below or such other address as to which the parties may have been given notice.

Any such notice shall be deemed to have been given when it is received or on the date that delivery is refused during normal business hours.

TEMPLE:	Tremont Temple Baptist Church 76-88 Tremont Street Boston, MA 02108 Attn: Rev. Charles Hendricks
with a copy to:	Alan Goldberg, Esq. Goulston & Storrs 400 Atlantic Avenue Boston, MA 02110
BRA:	Boston Redevelopment Authority Director's Office One City Hall Plaza Boston, MA 02201
with copy to:	Boston Redevelopment Authority Chief General Counsel One City Hall Plaza Boston, MA 02201
DEVELOPER:	90 Tremont Street Associates, L.P. c/o St. James Properties, Inc. 67 Batterymarch Street Boston, MA 02110 Attn: Christopher B. Fleming
with copy to:	John A. Kessler, Esq. Gaston & Snow One Federal Street Boston, MA 02110
OAH:	City of Boston Office of Arts and Humanities One City Hall Plaza Boston, MA 02201

20. AMENDMENT

This Agreement, or any part hereof, may be amended from time to time hereafter only in writing executed by all of the parties hereto.

21. ASSIGNMENT

This Agreement may not be assigned without the prior written consent of all of the parties except in the event of a sale of the Temple Property pursuant to Section 6.3(d) above, in which event the Temple's successor shall automatically assume the obligations of the Temple hereunder for the remaining term of the Agreement, to the extent provided in Section 6.3(d). In the event of such a sale the Temple

shall promptly give all of the parties to this Agreement notice of the sale and the name, address and contact person (if applicable) of the purchaser, and a copy of the instrument, if any, by which the purchaser acknowledges such assumption of obligations.

22. SUCCESSOR ENTITIES

Whenever in this Agreement specific parties are referred to, this Agreement shall be deemed to be referring to any successor or replacement parties to the original parties as well.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in their behalf by their respective officers thereunto duly authorized as of the day and year first above written.

Approved as to Form:

_____
Chief General Counsel
Boston Redevelopment
Authority

BOSTON REDEVELOPMENT AUTHORITY

By: _____
Stephen Coyle, Director

TREMONT TEMPLE BAPTIST CHURCH

By: _____

By: _____

90 TREMONT STREET ASSOCIATES, L.P.

By: _____

CITY OF BOSTON, OFFICE OF ARTS AND HUMANITIES

By: _____

PCC74

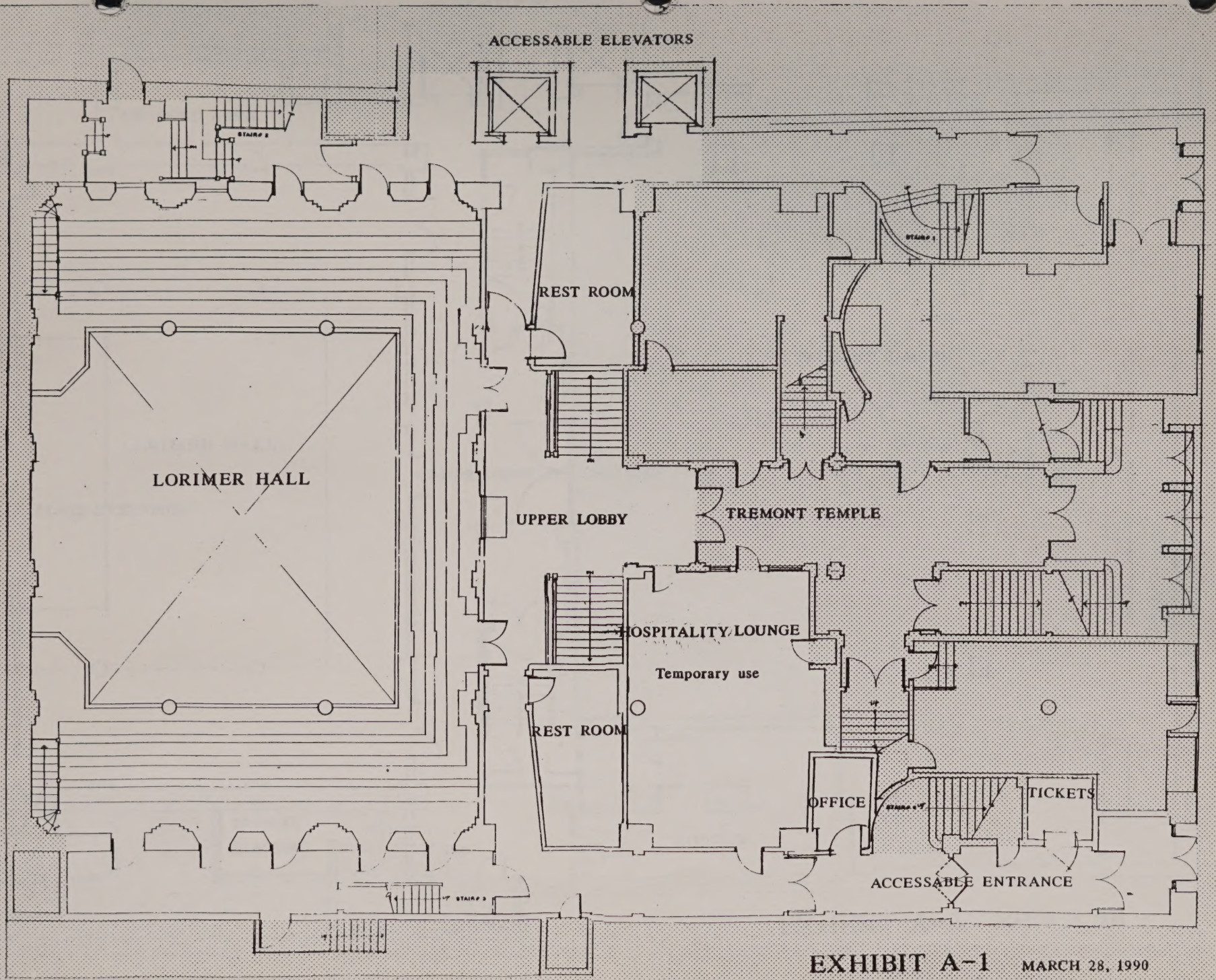


EXHIBIT A-1 MARCH 28, 1990

TREMONT TEMPLE
Boston, Massachusetts

NOTTER FINEGOLD + ALEXANDER INC.
ARCHITECTS

project #: 147-89-00

REVISIONS

NO.	DATE	BY	SCOPE

date:
scale:
drawn by: checked by:

title:
GROUND FLOOR PLAN

sheet #:

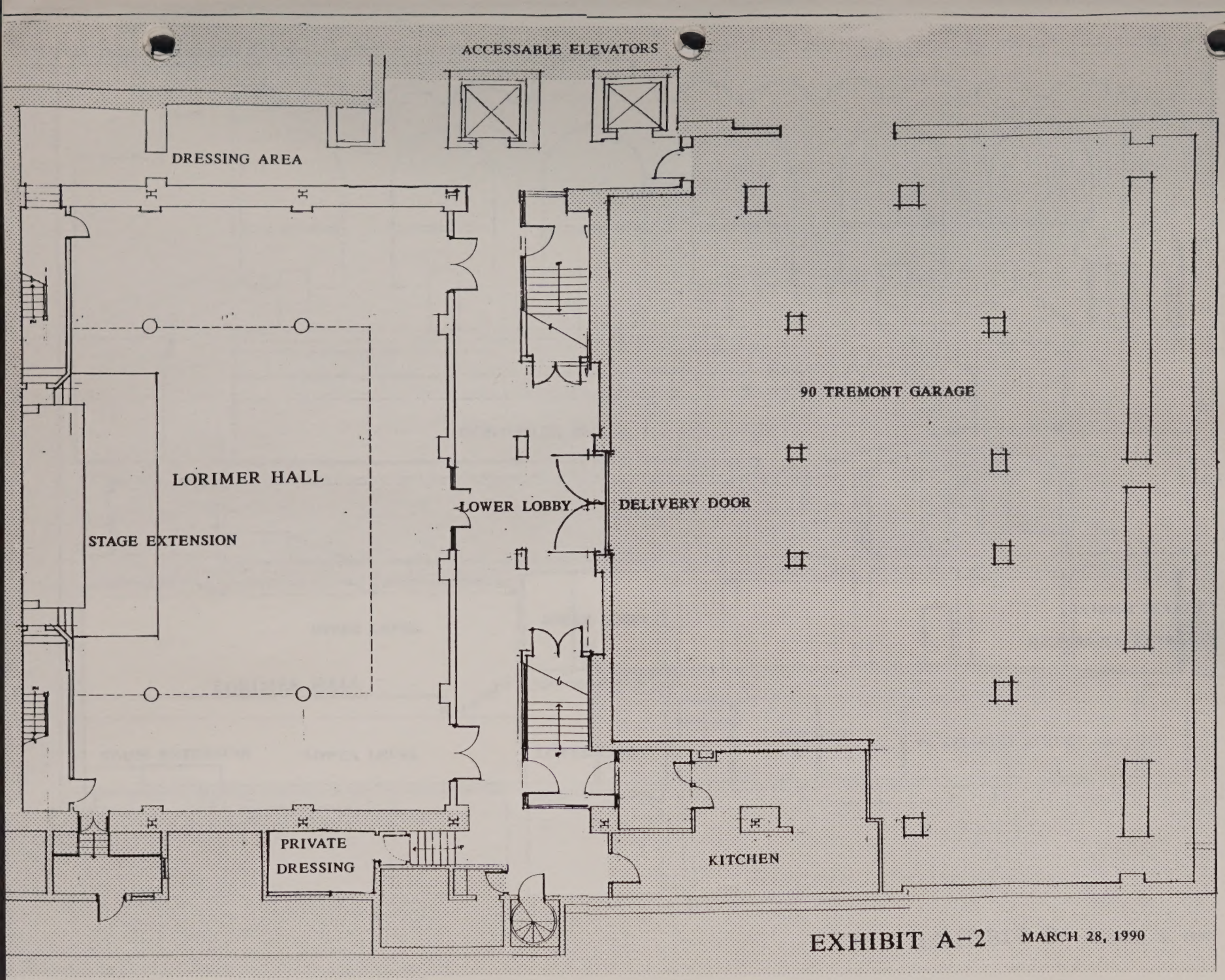


EXHIBIT A-2 MARCH 28, 1990

TREMONT TEMPLE
Boston, Massachusetts

NOTTER
FINEGOLD
+
ALEXANDER
INC.
ARCHITECTS

project #: 147-89-00

REVISIONS

NO.	DATE	BY	SCOPE

date:
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drawn by: checked by:

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BASEMENT PLAN

sheet #:

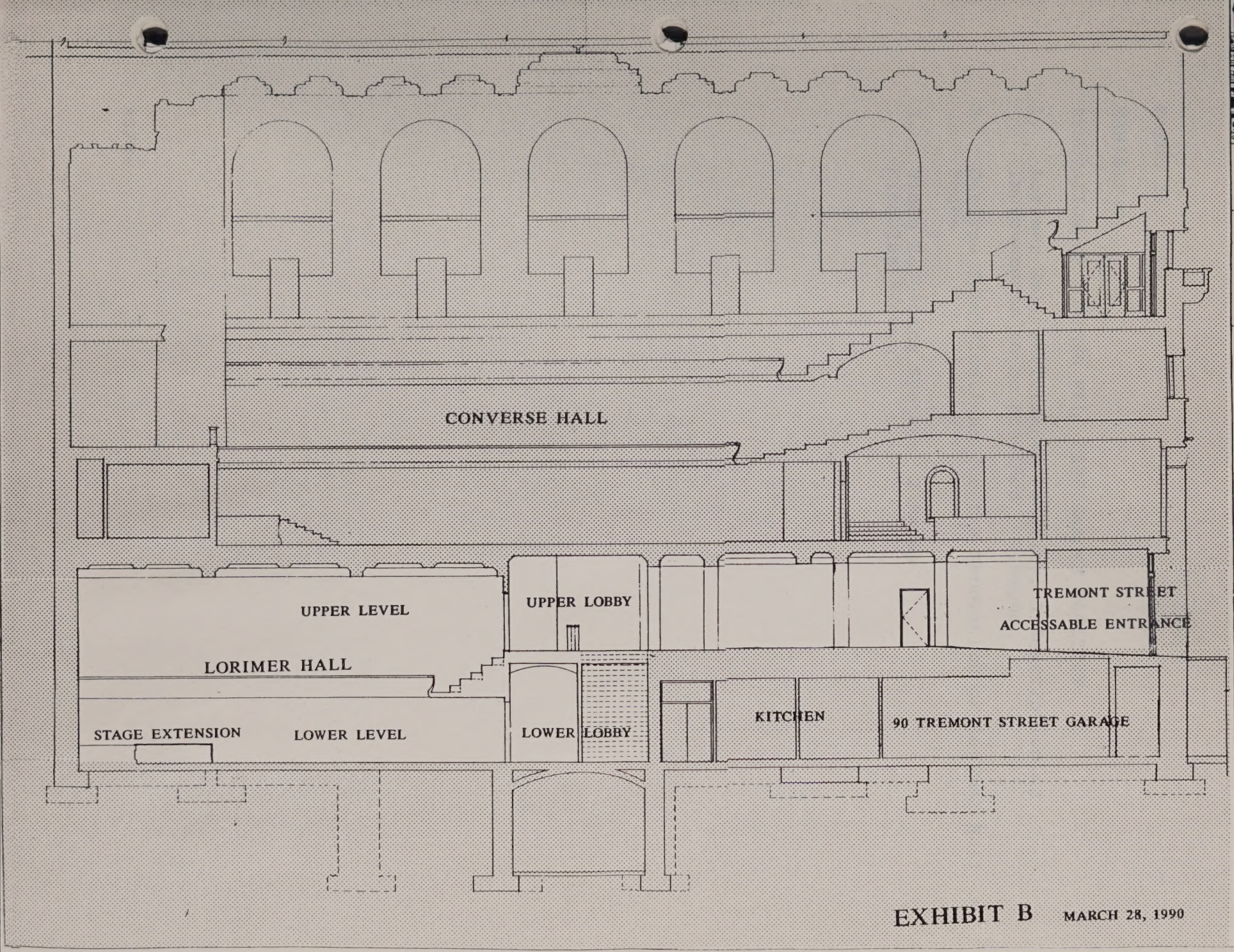

EXHIBIT B MARCH 28, 1990

TREMONT TEMPI
Boston, Massachusetts

NOTTER FINEGOLD + ALEXANDER INC.
ARCHITECTS

project #: 147-89-00

REVISIONS

NO.	DATE	BY	SCOPE

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title:
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SECTION 1

sheet #:

March 28, 1990

EXHIBIT C

RENOVATION OF LORIMER HALL PERFORMANCE FACILITY

1. Lorimer Hall Performance Facility, A description of Improvements to be provided 4 Pages

2. Outline Specifications for the Renovation of Lorimer Hall 4 Pages

3. Video Recording Systems 2 Pages
   Nicholas Browse

March 28, 1990

LORIMER HALL PERFORMANCE FACILITY

A Description Of Improvements To Be Provided

Lorimer Hall and associated spaces at Tremont Temple, as indicated on plan Exhibits A-1 and A-2, and on Section diagram Exhibit B will be provided with the following improvements in order to serve the variety of purposes necessary for the function of the performance facility:

TREMONT STREET ENTRY LEVEL

ACCESSIBLE ENTRANCE

The entry will be reconstructed with a ramp from the street level to the upper lobby level to provide an accessible entry meeting the standards of the Massachusetts Architectural Access Code.

TICKETING BOOTH

Secure ticket booth space with a ticket window to the entrance area will be provided for use by both the MTCDTF and Tremont Temple in association with performance events. The space will contain a secure cash drawer safe.

OFFICE

A small secure office space will be provided for the MTCDTF Performance facility for their use as a secure area for valuable belongings of performers, for temporarily securing performance proceeds, for conducting business in connection with performance events, and for the location of a MTCDTF's phone and phone answering system.

HOSPITALITY LOUNGE

The lounge space will be available during MTCDTF events for use as a coat storage area, and also as an occasional dressing room area for large groups. The space will have a private restroom facility available. Walls will be provided with several mirrors. Lounge furnishings will be movable to make the space flexible for use.

PUBLIC REST ROOMS

Two restrooms, a men's room and a women's room, will be located adjacent and accessible from the upper lobby space. Both spaces will be accessible meeting the requirements of the Massachusetts Architectural Access Code.

ELEVATORS

Two elevators connecting to the lower level will be provided, which meet the requirements of the Massachusetts Architectural Access Code.

LORIMER HALL

The upper level will be accessed from the two main entrances from the upper lobby. Other doorways from the hall will be available for emergency exit. Fixed seating at this level, will re-upholstered to meet the requirements of the City of Boston Fire Department.

LOWER LEVEL

LOWER LOBBY

The lower lobby space will be enlarged incorporating space below the stairs. Portions of this space will be enclosed as storage for equipment and furniture.

KITCHEN FACILITY - Tremont Temple's kitchen facility can be made available through special arrangements for providing refreshments in association with performance events.

DRESSING ROOMS

A securable private dressing room with a lavatory and water closet will be provided for use of performers. The access of this space will be from the lobby area.

A securable group dressing area will be provided with access directly to the stage platform. This space will be equipped with a change booth, and with a lavatory and water closet facility. It will be suitable for up to eight performers, and acoustically private for performance warm-up.

Dressing rooms will have counters, mirrors and lights. Each station will include recepticals for hairdryers.

LORIMER HALL

The lower level of Lorimer hall will be provided with a modular stage extension system which can be arranged in several configurations and size. Seating will be upholstered to meet all requirements of the City of Boston Fire Department.

STAGE ACCESS

Load-in capability will be provided through loading doors to the lower lobby from the adjacent 90 Tremont Garage space. With prior arrangements with 90 Tremont property management, equipment associated with a performance event can be delivered and removed from Lorimer Hall. Arrangements can also be made for use of a parking space for support vehicle for video recording associated with a performance event.

TECHNICAL PROVISIONS

ACOUSTICAL

The rear wall (west wall) of both levels, and the side walls at the lower level of Lorimer Hall will be provided with sets of manually operated drapes which can be used to dampen the reverberation qualities of the space. Curtain pockets will conceal curtains when they are not in use.

SYSTEMS CONTROL LOCATION (SCL)

A control location will be established at the north-west corner of the lower level of Lorimer Hall.

SOUND REINFORCEMENT SYSTEM

The existing sound reinforcement system will be maintained in Lorimer hall for use of performers. Cabling and interconnection systems will be improved with sound control from the SCL. Speaker locations, including locations flanking the stage platform at the upper level of the hall and locations on the stage platform, will be pre-wired back to the SCL. Microphone jack locations at the stage will be pre-wired to the SCL. Equipment will be the provided by MTCDTF in association with performance events.

AUDIO RECORDING SYSTEM

Permanent microphones will be installed at two locations in the rear third of the hall and two locations in the front third of the hall pre-wired back to the SCL. A pre-wired link will also be installed from the SCL to a panel in the 90 Tremont Garage next to the loading door. Recording equipment will be provided by MTCDTF in association performance events either set up at the SCL, or located in a van parked in the garage.

VIDEO RECORDING

Video Camera locations will be defined throughout Lorimer Hall. These locations will be pre-wired back to the SCL at the lower level, and from there to a box in the 90 Tremont garage space near the loading door. Two camera locations will flank the stage platform on the upper level of Lorimer Hall, and two locations will be at the west wall of the hall centered at each level. Video equipment will be furnished by MTCDTF associated with performance events, and can be brought into the hall to the SCL, or operated from a van in the garage.

HOUSE LIGHTING

House lighting will be provided with a dimming system controlled from the SCL. It will be divided into 11 distinct circuits that will allow for the flexibility designed into the performance platform. These circuits will be controlled by sub-masters and a grand master, also at the SCL.

PERFORMANCE LIGHTING

A performance lighting system will be provided in Lorimer Hall. There will be two primary lighting device mounting locations: a pipe over the stage platform located behind the decorative dropped beam in the ceiling for down lighting the stage area, and two pipes located under the decorative beam in the rear third of the ceiling for front lighting the stage. These pipes will extend from the side balcony to behind the decorative chandelier permitting both full front and side lighting from about a 45 degree angle. A series of thirty-four circuits will be permanently pre-wired back to the SCL to a panel box to be interfaced with a portable lighting control panel. These circuits will be hardwired to permanently mounted dimmer racks which will be located in the enclosed space at stage right in the north east corner of the hall. A hard wired control station will be located in the SCL. A 48 channel, two scene preset control console will control the performance lighting, concert lighting, and house lighting.

March 28, 1990

OUTLINE SPECIFICATIONS
FOR THE RENOVATION OF LORIMER HALL

The work which will be completed in association with the major renovation of the Tremont Temple is as follows: Installation of new Elevators, all new electrical and mechanical systems, restoration and renovation of light fixtures, fire suppression systems and fire alarms, emergency lighting and exit signs.

The following work is required in order to complete the Renovation construction of Lorimer Hall for use as a performance space.

Division 2 -- Demolition

1. Remove existing stepped entry floor. Remove and save mosaic tile at entry for reinstallation.

2. Remove partitions for new public restrooms, office space and ticket window area.

3. Remove partitions at lower level to enlarge lobby.

4. Make new opening to garage at lower level.

5. Clean out storage space to be converted to dressing rooms including trenching for new plumbing.

6. Make new openings in Lorimer Hall for new drapery pockets.

7. Make new opening from storage space to Lorimer Hall back stage.

8. Remove existing vinyl floor from Lorimer hall lower level.

9. Cutting for new wiring for electrical, video, and sound systems.

Division 3 -- Concrete

1. New concrete entry ramp from street level to first floor level.

2. Restore existing terrazzo floor at lorimer hall lower level.

Division 4 -- Masonry

1. Miscellaneous masonry work for opening to new garage and opening from dressing area to stage.

Division 5 -- Metals

1. Install hanging pipe mounting for lighting including miscellaneous metal needed to reinforce existing structure for support.

2. Steel framing for entry ramp.

3. Rebar for reinforced concrete.

Division 6 -- Rough Carpentry

1. First floor framing for new public bathrooms, office, entry and ticket window area.

2. Lower level framing for enlarged Lobby and new dressing area including a restroom.

Division 6 -- Finish Carpentry

1. Hang new doors.

2. Finish work associated with partitions and doors - base board, finish casing, etc.

3. Make paneled door for lower level opening to garage.

4. Restore existing doors and install new hardware.

5. Finish carpentry for reconstructed entry.

6. Install counters for lavatories in lower level restrooms; install counters in dressing rooms; install counter for ticket area.

7. Patch and repair associated with rewiring.

Division 7 -- Insulation

1. Acoustical insulation for dressing areas, at garage wall, and for walls separating upper lobby and hospitality lounge.

2. Thermal insulation at reconstructed entry.

Division 8 -- Doors and Windows

1. Supply new doors for entry, ticket area, office, new restrooms, storage closets under stairs, garage opening, dressing area entrance, and dressing area stage opening.

2. Supply hardware for existing and new doors.

3. Restore original hardware.

4. Restore existing windows at street level of Lorimer Hall.

Division 9 -- Finishes

1. Drywall systems for new partitions.

2. Drywall finish for new dressing area.

3. Patching associated with rewiring.

4. Decorative plaster work associated with rewiring.

5. New finish flooring for entry level entry, lobby, office, ticket area, and Hospitality Lounge; for lower level lobby space, dressing areas, and elevator lobby area.

6. Reinstall mozaic tile at entry.

7. Painting including preparation of all existing and new partitions. Decorative painting of historic surfaces in Lorimer hall.

Division 10 -- Specialties

1. Install toilet partitions for publics bathrooms.

2. Install toilet accessaries for public rooms and dressing area toilet room.

3. Install dressing enclosure in dressing room.

4. Install mirrors in dressing rooms and public restrooms.

5. Install hooks and hanging rods in dressing rooms.

6. Install shelves in dressing rooms and office.

Division 11 -- Equipment

1. Ticket dispenser

2. Modular stage extension system.

3. Install recording microphones.

4. Theater lighting system including control panel and installation of equipment such as dimmer rack and lighting devices.

5. Seating and row numbers for Lorimer Hall.

6. Signage for entry, ticket window, lobby and Lorimer Hall.

Division 12 -- Furnishings

1. Install sound drapery including drapery hardware.

2. Re-upholster all existing chair backs and seats.

3. Install interlocking clips on existing loose seating used for lower level.

Division 15 -- Mechanical

1. Install plumbing piping and fixtures for dressing rooms, and public restrooms.

2. Install ventilation for new restrooms spaces.

Division 16 -- Electrical

1. Install new electric panel for Lorimer Hall facility. All lighting, Theater lighting, sound system power, and video systems power to be on separate main circuits.

2. Pre-wire circuits for stage lighting.

3. Pre-wire for speaker system, and for video recording.

4. Wire House lighting with dimmers.

5. Install make-up lights at dressing room mirrors.

VIDEO RECORDING SYSTEMS

Video Camera locations will be defined throughout Lorimer Hall. These locations will be pre-wired back to the SCL at the lower level, and from there to a box in the 90 Tremont garage space near the loading door. Two camera locations will flank the stage platform on the upper level of Lorimer Hall, and two locations will be at the west wall of the hall centered at each level. Video equipment will be furnished by MTCDTF associated with performance events, and can be brought into the hall to the SCL, or operated from a van in the garage.

Each camera location will be equipped with a duplex 120VAC receptacle and a locking junction box with signal connections inside. Five coaxial cable connections (labelled VIDEO/Y, R-Y, B-Y, GENLOCK, and RETURN VIDEO) will be wired from each junction box to the SCL. Similarly, an audio connection (labelled INTERCOM) will be wired from each junction box to the SCL. These connections will allow portable video cameras to be setup on tripods at any or all of these locations, and will permit the camerapersons to communicate with the operator of the recording equipment.

A 6" square x 4" deep junction box with locking cover will be provided for each camera location.

Video signal connections within the SCL will be contained within a locking junction box. Within this box will be connections to the camera locations and to the van location. Short jumper cables will be provided to loop between these connections when cameras are connected to recording equipment in a van. 120VAC power on a separate 20A circuit will also be provided at the SCL.

A panel area of 18" x 12" is required for the connections at the SCL. It is suggested that these connections be located inside the same locking junction box as any audio connections.

The van location will be equipped with two duplex 120VAC receptacles on separate 20A circuits and a locking junction box with signal connections inside. Coaxial cable connections and an audio connection will be wired to the SCL. In addition to the cables originating from the camera locations, three additional coaxial cables (labelled A, B, and C) will connect the van location to the SCL.

A panel area of 18" x 12" is required for the connections to the van. It is suggested that these connections be located inside the same locking junction box as any audio connections.

The cabling to be provided will allow a camera to be connected to the recording equipment by coaxial cable. This is not the most desirable means, and connection by multi-core camera cable is generally preferable. Multi-core cables must be selected for use with particular cameras, however, and are not practical where a wide range of cameras and recording equipment will be used. The provision of five coaxial cables will allow for almost any consumer and industrial grade camera.

BNC connections will be used for coaxial cables. XLR and 1/4" phone jacks will be used for audio cables.

The level of sophistication of the video recording activities is planned to be moderate. Several factors will make the cabling scheme planned here inadequate for more complex productions:

1. The limited space available for the technician and the recording equipment at the SCL, and the fact that this somewhat busy activity will be occurring within the hall itself. If this function takes place on a van, the size of the van (and by extension, the sophistication of the recording equipment it carries) will be limited by overhead clearance in the garage.

2. The limited flexibility in locating cameras, both in regard to the number of connection points available and in the working area for the camera and technician.

3. The use of coaxial cable connections for the cameras, rather than multi-core or triaxial cable.

If more sophisticated recording activities (for network broadcast, for example) are planned, they will generally require that cabling be run down hallways and up stairs, connecting multiple cameras to a room setup (perhaps temporarily) with racks of switching and recording equipment. It is not anticipated that the use of Lorimer Hall justifies the expense of this approach.

Prepared by Nicholas Browse, Consulting and Design for Video and Audio-Visual Systems, 184 Still River Road, Harvard, MA 01451

EHXIBIT E
LORIMER HALL
ESTIMATED STATEMENT OF OPERATIONS
FOR THE YEAR ENDED DECEMBER 31, 199_

	Total Temple	Lorimer Hall Share	Use	Total Lorimer
GENERAL AND ADMINISTRATIVE				
Legal	64,000			
Bookkeeping	3,000		(365 x 24	
Office/Overhead	26,915		hrs = 8,760	
Building Superintendent	35,000		-hrs closed	
Payroll Mgmt & Admin	245,454	(- 75,000	= 5,120 hrs	
Misc G & A	74,815	x 12,000)	annually)	
TOTAL GENERAL & ADMINISTRATIVE	$449,184	$71,869		$14.04
UTILITIES				
Electricity	33,500		(10 hrs/wk	
Gas/Oil/Steam	44,500	(- 75,000	x 52 wks =	
Water & Sewer	2,800	x 12,000)	520 hrs ann)	
TOTAL UTILITIES	$80,800	$12,928		$24.86
F AIRS & MAINTENANCE				
HVAC Repairs	10,380			
Elevator Contract	10,000			
Electrical Repairs	1,300			
Plumbing Repairs	2,500			
Roof Repairs	0			
Carpentry Repairs	200			
Sprinkler System Repairs	0			
Fire Alarm System Repairs	0			
Painting, Plastering	750			
Glass Replacement	100			
Carpet Replacement	0			
Maintenance Equip, Tools	1,000			
Maintenance Supplies	500			
Equipment Rental	1,500			
Fees & Licenses	250			
Bulbs/Ballast	5,000			
Locks, Keys	848		(365 x 24	
Extermination Contract	500		hrs = 8,760	
Uniforms	350		-hrs closed	
Plant Maintenance-Interior	300	(- 75,000	= 5,120 hrs	
Misc. Maintenance	2,500	x 12,000)	annually)	
TOTAL REPAIRS & MAINTENANCE	$37,978			$1.19
GROUNDS/EXTERIOR				
Sidewalk Care	250		(10 hrs/wk	
Snow Removal	500		x 52 wks =	
Ext Repair/Paint/Pointing	500		520 hrs ann)	
TOTAL GROUNDS/EXTERIOR	1,250			$2.40

LORIMER HALL
ESTIMATED STATEMENT OF OPERATIONS
FOR THE YEAR ENDED DECEMBER 31, 199_

	Total Temple	Lorimer Hall Share	Use	Total Lorimer
SECURITY				
Personnel	0		(10 hrs/wk or	
Alarm Contract	685		520 hrs ann)	
TOTAL SECURITY	685			$1.32
INSURANCE				
Casualty/Liability Ins	20,417	(- 75,000	(10 hrs/wk or	
Misc Insurance	570	x 12,000)	520 hrs ann)	
TOTAL INSURANCE	$20,987			$6.46
HOURLY EXPENSES WITHOUT CLEAN-UP				$50.26
TYPICAL USE				
Load-In, Sound Check, Costume/Light Check, House Opening, Performance (2 1/2 hrs), House Closing, Load-Out			7 HRS	$351.85
CLEAN-UP			(365 x 24	
Janitorial Contract	110,000		hrs = 8,760	
Janitorial Supplies	9,730		-hrs 1,248	
Rubbish Removal	3,665		hrs closed =	
Window Cleaning	400		7,512 hrs	
Carpet/Floor Cleaning	0		annually)	
TOTAL CLEAN-UP	$123,795			$16.48
TYPICAL USE				
6 Man-Hours			6 HRS	$98.88
TOTAL EXPENSE/TYPICAL PERFORMANCE				$450.73

DRAFTED, NOT FINAL

EXHIBIT F

TREMONT TEMPLE BAPTIST CHURCH

LICENSE AGREEMENT

This License is entered into this _____ day of _____ _____, 1990, among Tremont Temple Baptist Church (the "Temple"), a Massachusetts corporation, having an address at 76-88 Tremont Street, Boston, Massachusetts;_____ (the "Scheduling Entity"); and the organization identified below as licensee (the "Licensee").

REFERENCE DATA

Licensee: _____

Licensee's address: _____

_____

_____

Licensee's Tax Exempt Number: _____

Space to be used: _____

Purpose for which Space will be used: _____

_____

Hours and Day(s) of Use: _____

_____

Number of attendees expected (per Time of Use): _____

Ticket Price Expected: $_____

Nonrefundable License Reimbursement (Per Time of Use): $_____

Initial Deposit: $_____

Final Deposit: $_____

Refundable Security Deposit: $_____

Temple's Representative: _____

Licensee's Representative: _____

Licensee's Representative's Telephone: Day:_____ Eve:_____

1. **Grant of License**. The Temple hereby grants to the Licensee, a revocable license to use the Facility identified in Section 2 below, on the terms and conditions set forth herein.

2. **The Facilities**. The Facility consists of [Lorimer or Converse Hall] with seating for ___ persons and the stage, dressing areas, rest rooms, hospitality area, lobbies, hallways, elevators, loading areas, fixed seating, office, ticket booth, house lighting and other permanently installed lighting, electrical and audio/visual equipment and the heating, air conditioning and electricity all as shown or described on Exhibits A, B and C attached hereto, situated within the building located at 76-88 Tremont Street, Boston, Massachusetts (the "Temple Property").

3. **Additional Services**. The Temple, up on the request of the Licensee, will provide the additional services listed on Exhibit D attached hereto at the costs set forth thereon.

4. **Use of Facility**. The Facility may be used for the purposes described under Reference Data and for no other purposes. The Facility will be available for use only during the hour(s) and on the day(s) specified above under Reference Data (the "Time of Use"). Time is of the essence of this License.

5. **Fees; Payment**.

(a) Upon the execution of this License, Licensee shall pay to Scheduling Entity, as an Initial Deposit, 25% of the specified License Fee. The Initial Deposit shall be applied against the License Fee, and Licensee shall pay the remainder of the License Fee at the Time of Use. If there are multiple Time(s) of Use, Licensee shall pay to Scheduling Entity as an Initial Deposit 25% of the License Fees for all Times of Use, and shall pay the remainder of the License Fee for each of the subsequent Time(s) of Use at each Time of Use. The License Fee (including the Initial and Final Deposits) shall not be refunded for any reason, except as provided in Section ___.

(b) License shall add $_____ to the cost of each ticket sold (or shall pay $_____ for each person admitted) to be paid to the Temple to be utilized for the long term maintenance and refurbishment of the Facility. Such amount shall be waived for subsidized school performances.

6. **Security Deposit**. [Insert provision]

7. **Cancellation**. In the event that the Temple and the Scheduling Entity receive written notice from the Licensee of its intention to cancel this License more than thirty (30) days prior to the first scheduled Time of Use hereunder, then this License shall be deemed terminated and the Initial Deposit shall be refunded to the Licensee. In the event that the License is cancelled less than thirty (30) days prior to the first scheduled Time of Use then the Initial Deposit shall be retained by the Scheduling Entity as liquidated damages, unless the Time of Use is re-booked for an equal or greater License Reimbursement.

8. **Licenses and Permits**. Licensee shall be responsible for obtaining and paying for all performing-rights licenses and permits required for use of the Facility including, without limitation, an entertainment license from the City of Boston and BMI and ASCAP. Copies of the City of Boston entertainment license shall be provided to the Temple's Representative at least 24 hours prior to the first Time of Use.

9. **Condition and Maintenance of Facility**. The Temple shall make the Facility available to the Licensee in its condition on the date of this License and in reasonable working order, including electricity, light, heat, and hot and cold water. The Licensee represents that it has inspected the Facility and agrees to take the Facility in "as is" condition. The Licensee agrees not to (a) make any decorations, alterations or additions in or to the Facility or the exterior of the Temple or (b) install or use any lighting, electrical, audio-visual or other equipment in the Facility without the prior written consent of the Temple's Representative. At the expiration of each Time of Use and upon the expiration of this License, the Licensee agrees to deliver the Facility to the Temple, neat, clean, free of personal property, trash and debris, and in the same condition it was immediately prior to the term of this License. Licensee shall be liable for any costs or expense incurred by Temple for remedying Licensee's failure to deliver the Facility to Temple in accordance with this provision.

10. **Capacity; Admissions**. The Licensee shall not sell nor make available for any performance more tickets than the number of seats in the Facility, nor shall the Licensee admit to the Facility at one time more persons than the number of existing seats in the Facility. No temporary seats may be installed in the Facility without the prior written consent of the Temple's Representative. The Licensee shall reserve two (2) seats for every performance for use by the Temple.

11. **Sales**. Licensee may not offer for sale goods, food or beverages without the prior written consent of Temple's Representative. In the event such consent is given, Licensee shall be solely responsible for obtaining any permits or approvals necessary to carry on such sales (copies of which permits shall be provided to the Temple's Representative at least 24 hours prior to the commencement of this License) and Licensee shall be solely responsible for paying any permit fees and sales taxes in connection with such sales. In no event may Licensee sell or serve alcoholic beverages of any kind in the Facility.

12. **Concessions**. The Temple shall have the sole and exclusive right to operate a checkroom and food and beverage sales in the Facility and reserves such areas in the Facility as it may deem necessary for such checkroom and food and beverage sales.

13. **Parking, Unloading**. Licensee acknowledges that there is no parking on the Temple Property. Licensee may use the loading area in 90 Tremont Street for loading and unloading of equipment. It is Licensee's responsibility to make arrangements for and to identify available public parking for patrons, and Licensee will include on all printed publicity information about public parking available for patrons. Private parking is available in the 90 Tremont Street garage by prior arrangement and for an additional charge.

14. **Publicity; Use of Temple Name**. Licensee is solely responsible for all publicity and other promotional materials. Licensee shall not imply in any way that Tremont Temple is sponsoring any event and no reference to the Tremont Temple may be used in promotional or other literature used or distributed by Licensee, other than references to the location of the event. Licensee shall not involve or refer to Temple telephone numbers in any publicity, ticket information, or on any printed program, without the permission of Temple's Representative. Copies of all such literature shall be provided to Temple's Representative prior to distribution.

15. **Liability of Temple**. Temple shall have no liability for any loss, cost, expense, or damage to (a) Licensee, its members, officers, directors, agents, employees, or anyone else or (b) any property belonging to the persons listed in (a), by reason of fire, theft, vandalism, or otherwise. Licensee agrees not to sue Temple or any of its respective officers, agents, employees, members of its board, successors, or assigns for any such loss, cost, expense, or damage.

16. **Liability of Licensee**. Licensee is and hereby agrees to be fully responsible and liable for any and all (a) injuries or death to persons in the Facility or the Temple Property or (b) loss or damage to Temple's Property or the furnishings, fixtures and equipment located therein, resulting from or occurring during the Licensees' use of the Facility and not caused by the Temple.

17. **Indemnification**. The Licensee hereby indemnifies and covenants to save the Temple harmless from and against any and all claims, liabilities or penalties asserted by or on behalf of any person, firm, corporation, public authority or other entity:

(a) On account of or based upon any injury to person, or loss of or damage to property, sustained or occurring in the Facility on account of or based upon the act, omission, default, negligence or misconduct of any person other than the Temple or its servants, agents or employees;

(b) On account of or based upon any injury to person, or loss of or damage to property, sustained or occurring in or about the Temple Property and other than in the Facility (and, in particular, without limiting the generality of the foregoing, on or about the elevators, stairways, public corridors, sidewalks, concourses, arcades, approaches, areaways, roof or other appurtenances and facilities used in connection with the Temple Property or the Facility) arising out of the use or occupancy of the Temple Property or the Facility or by any person claiming by, through or under the Scheduling Entity or the Licensee, or any of their guests or invitees, and caused by the act, omission, fault, negligence or misconduct of any person other than Temple or its servants, agents or employees;

(c) In respect of any of the foregoing, from and against all costs, expenses (including, without limitation, reasonable attorneys' fees) any liabilities incurred in or in connecting with any such claim, or any action or proceeding brought thereon; and in case any action or proceeding be brought against the Temple by reason of any such claim, the Licensee upon notice form Temple shall at Licensee's expense resist or defend such action or proceeding and employ counsel therefore reasonably satisfactory to Temple, it being agree that such counsel as may act for insurance underwriters of Licensee engaged in such defence shall be deemed satisfactory.

18. **Insurance**.

(a) Licensee shall maintain in full force a fully paid policy of public liability and property damage insurance covering the Facility for the Time of Use, naming the Temple and Licensee as insureds, with minimum limits of liability of $1,000,000 for injury or death and $1,000,000 for property damage, with

companies licensed to do business in Massachusetts and rated A-VIII or better by A.M. Best and Company. A duplicate original or certificate for each such policy shall be delivered to Temple's Representative at least one week prior to the first Time of Use. The insurance policy or policies shall not be cancelable except upon the insurer's twenty days' prior written notice to Temple's Representative and shall be in form and substance subject to Temple's satisfaction. Licensee shall also carry full worker's compensation and employee liability insurance as may be required by the Commonwealth of Massachusetts.

(b) Notwithstanding any other provision of this Agreement, Temple shall not be liable to Licensee for any loss or damage, whether or not such loss or damage is caused by the negligence of Temple, its agents, servants or employees, to the extent that such loss or damage is covered by valid and enforceable insurance carried by Licensee.

19. **Personal Property**. Licensee must remove all personal property at the end of each Time of Use, unless Licensee has received written permission from Temple's Representative designating a different length of time for removal. If Licensee leaves any personal property in the Facility beyond any of the designated Time(s) of Use, Temple may remove such property and, if appropriate under the circumstances, discard such property. Temple shall not be liable for any loss or damage to such property provided, however, that on such removal, Temple shall, to the extent practicable under the circumstances, exercise due care in handling such property.

20. **Holdover**. If, for any reason, Licensee does not upon the revocation of this License or upon the expiration of each of the Time(s) of Use deliver the Facility to Temple free of occupants and cleaned in accordance with Section 9 of this License, then Licensee shall be liable to Temple for each day, or portion thereof, that the Facility is occupied by such persons or property until such Facility is vacated and the property removed at a daily rate equal to the greater of $1,000 or three times the total License Fee for one of the Time(s) of Use, and said payment shall be due and payable to Temple on each such day, or portion thereof, that the Facility is occupied by persons or property. Failure of Temple to demand any such payment or to enforce its right to receive any such payment shall not be deemed a waiver of any such demand or right of enforcement, and any demand for one payment shall be deemed a demand for all previous and subsequent payments.

21. **Assignment or Subletting**. Licensee shall neither assign nor sublicense the Facility and shall not permit anyone else to use or occupy the Facility.

22. **Not a Lease**. This is not a lease, and no interest in real estate is conveyed hereby.

23. **Broadcast; Recording; Photographs**. Licensee shall not, and shall not permit others to, broadcast, telecast, record, film, tape or photograph in the Facility without the prior written consent of the Temple's Representative.

24. **Miscellaneous**.

24.1 Severability. If any term or provision of this Agreement, or the application thereof to any person or circumstance, shall to any extent be invalid and unenforceable, the remainder of this Agreement, or the application of such terms to persons or circumstances other than those to which it is invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law.

24.2 Governing Law. This Agreement shall be governed and construed in accordance with the laws of the Commonwealth of Massachusetts.

24.3 Notices. All notices or other communications required or permitted to be given under this Agreement shall be in writing, signed by a duly authorized officer of representative of the party giving such notice and shall either be hand-delivered or mailed postage pre-paid, by registered or certified mail, return receipt requested to the addresses listed below or such other address as to which the parties may have been given notice.

Any such notice shall be deemed to have been given when it is received or on the date that delivery is refused during normal business hours.

TEMPLE: Tremont Temple baptist Church
76-88 Tremont Street
Boston, MA
Attn: Rev. Charles Hendricks

with a copy to: Alan Goldberg, Esq.
Goulston & Storrs
400 Atlantic Avenue
Boston, MA 02110

SCHEDULING ENTITY:

with copy to:

LICENSEE:

with copy to:

24.4 Amendment. This Agreement, or any part hereof, may be amended from time to time hereafter only in writing executed by all of the parties hereto.

25.5 Access to Facility. The Temple's Representative shall have access to the Facility at all times to insure compliance by the Licensee with the terms and conditions of this License.

25.6 Licensee Non-Profit. The Licensee certifies to Temple that Licensee is a bona-fide, non-profit, tax-exempt organization and that the tax exempt number identified on page 1 of this License is Licensee's current, valid tax-exempt number.

25.7 Temple Consent. Whenever in this License the Temple's written consent is required, the Temple may withhold such consent in its sole and unfettered discretion.

25.8 Force Majeure. In the event of a fire, earthquake, calamity, emergency, strike, labor dispute, action of any public authority, act of God, or any other occurrence beyond the control of the parties rendering the Facility or the Temple Property unsuitable for Licensee's use, then either party may terminate this License, whereupon the Initial Deposit shall be promptly returned, and neither party shall be liable to the other for any loss or damage, including loss of anticipated profits or incidental or consequential damages.

This License shall not be binding on Temple until a copy hereof signed by both parties has been delivered by Temple to Licensee and Scheduling Entity and the Reservation Fee for the first Time(s) of Use has been paid in full. EXECUTED under SEAL as of the date first above written.

TREMONT TEMPLE BAPTIST CHURCH

By:_____

LICENSEE:

By:_____
Signature of Licensee's Duly
Authorized Representative

SCHEDULING ENTITY:

By:_____
Authorized Representative

KW:PCC74

DRAFT

MEMORANDUM OF UNDERSTANDING REGARDING GRANARY BURYING GROUND

I. BACKGROUND AND OBJECTIVES

This Memorandum of Understanding (the "Agreement") entered into this ____ day of _____, 1990, by and between 90 Tremont Street Associates Limited Partnership, a Massachusetts Limited Partnership (the "Developer"), and the City of Boston, acting by and through its Parks and Recreation Department (the "Parks Department").

WHEREAS, the rehabilitation of the Granary Burying Ground (the "Granary"), being that part of the City of Boston located at 83-115 Tremont Street, has been planned by the Parks Department as part of its Historic Burying Grounds Initiative, and begun as a joint effort between the public and private sector; and

WHEREAS, the Developer, in rehabilitating the property in the City of Boston located at 90 Tremont Street, has agreed to contribute to the improvement of the Granary Burying Ground according to priorities outlined in the master plan for the Granary; and

WHEREAS, the Developer is a member of the Friends of Granary Burying Ground Inc., a 501(c)(3) non profit organization which aims to improve and promote the Granary in conjunction with the Parks Department; and

WHEREAS, the parties desire that the development of a project proceed and be completed in the manner described herein;

NOW, THEREFORE, the parties agree to the following:

II. RESPONSIBILITIES OF THE DEVELOPER

The Developer shall have the following responsibilities:

1. To contribute $42,000 toward the rehabilitation of the Granary to be used for the reconstruction of the Granary's Tremont Street wall or part of the Tremont Street wall, or, in lieu of the Tremont Street wall, another element of the Granary rehabilitation project outlined in the Granary master plan (the "Project"), as agreed upon with the Parks Department.

2. To assist with raising additional funds toward the agreed upon Project;

3. To continue working with the Friends of Granary Burying Ground Inc., a (501)(c)(3) non profit organization in the City of Boston for the benefit of the Granary, as a board member and active participating in fund raising, promotion and a combined maintenance agreement, so long as the Developer is affiliated with 90 Tremont Street.

III. RESPONSIBILITIES OF THE PARKS DEPARTMENT

The Granary Burying Ground is a City-owned public park and cemetery under the control of the Parks and Recreation Commission (the "Parks Commission") and the Parks Department, which is under the charge of the Parks Commission. The Parks Department as overseers of capital improvements to the Granary, according to its master plan, shall, therefore have the following responsibilities:

1. To assist with the acquisition of grants to match the contribution of the Developer to the Granary.

2. To assist with contractor selection and development of specifications and design for the Project undertaken at the Granary with the contribution from the Developer.

3. To continue a basic level of standard maintenance for the Granary.

IV. OWNERSHIP OF THE PROPERTY

It is understood by and between the parties that the Granary is a City-owned cemetery and park. Any improvements made to the Granary, whether by the Developer or a contractor engaged by the Developer, or by any subcontractor including but not limited to plantings, fences, walls, pavements, monuments or masonry shall become the property of the City of Boston upon completion of the installation of the improvement; provided, however, that no work may be undertaken on behalf of the City of Boston, the Parks Department unless the following requirements are satisfied:

1. A contractor hired by the Developer required to carry public liability and property damage insurance as well as worker's compensation insurance, and that the City of Boston be named as an additional insured or co-insured on such public liability and property damage insurance policy.

2. The Parks Department must approve all contracts for work undertaken in the Granary prior to the commencement of such work and must approve all specifications thereof, such approvals not to be unreasonably withheld and approval or disapproval to be given within fourteen days of notice from the Developer to the Parks Department of the proposed contract, which notice shall be accompanied by a copy of the proposed contract.

3. The Developer shall not make final payment on a contract for work undertaken in the Granary without first notifying the Parks Department that such work has been completed and receiving Parks Department approval to make such final payment, such approval not to be withheld unless the work has been completed in a manner inconsistent with the contract and specifications for such work approved by the City in accordance with subparagraph 2 hereof, and approval or disapproval to be given within fourteen (14) days of notice from the Developer to the Parks Department that the work has been completed and is ready for inspection by the Parks Department.

4. If the Parks Department disapproves final payment for work undertaken in the Granary pursuant to subparagraph 3 hereof, the developer at no cost to the City shall cause the work to be completed in a manner consistent with the contract for such work approved by the City in accordance with subparagraph 2 hereof, and final payment shall not be made without first notifying the Parks Department that the work has been completed in such a manner and receiving the Parks Department's approval to make such final payment, such approval not to be withheld unless the work has been completed in such a manner inconsistent with the contract and specifications for such work approved by the City in accordance with subparagraph 2 hereof and approval or disapproval to be given within fourteen (14) days of notice from the Developer to the Parks Department that the work has been completed in such a manner and is ready for the Parks Department's payment.

V. SEVERABILITY

If any term or provision of the Agreement shall be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any othe provision hereof. Such invalid, illegal or unenforceable provision shall be interpreted in such valid, legal and enforceable manner as to effectuate the intent of the Parties and the Parties shall forthwith execute an amendment hereto to effectuate that intent.

VI. SUCCESSORS AND ASSIGNS

The terms and provisions hereof shall be binding upon each of the Parties and their successors and assigns and shall insure to the benefit of each of the Parties and their successors and assigns.

VII. KEY OFFICIALS

A. For the Parks Department:

Lawrence A. Dwyer, Commissioner
City of Boston Parks and Recreation Department
1010 Massachusetts Avenue
Boston, MA 02118
(617) 725-4006

B. For the Developer:

Christopher B. Fleming
90 Tremont Street Associates L.P.
c/o St. James Properties
67 Batterymarch Street
Boston, MA 02110
(617) 439-0533

VIII. NOTICES

All notices required or permitted to be given hereunder shall be in writing and delivered by hand addressed in the case of the Developer to the Key Official for the Developer at the address specified in Paragraph VII, and in the case of the City or Parks Department to the Key Official of the Parks Department at the address specified in Paragraph VII.

IX. AMENDMENTS

This agreement may be amended only by an instrument in writing signed by all of the parties hereto.

Approved as to form:

_____
Corporation Counsel

90 TREMONT STREET ASSOCIATES
LIMITED PARTNERSHIP

By:_____
Name and Title

CITY OF BOSTON acting by and
through the Parks and
Recreation Department

By:_____
Name and Title

PCC77

DISCLOSURE STATEMENT CONCERNING BENEFICIAL INTEREST REQUIRED BY ARTICLE 31A OF THE BOSTON ZONING CODE

---

1. LOCATION: 90 Tremont Street, Boston

2. APPLICANT: 90 Tremont Street Associates Limited Partnership

3. I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest (including the amount of their beneficial interest accurate to within one-tenth percent) in the above-listed property are listed below in compliance with the provisions of Article 31A of the Boston Zoning Code.

   NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST IN 90 TREMONT STREET ASSOCIATES LIMITED PARTNERSHIP:

NAME	ADDRESS	PERCENTAGE INTEREST
Webb/St. James Ventures A Limited Partnership	c/o St. James Properties 67 Batterymarch Street Boston, MA 02110	74% (See Sch 1)
Christopher Fleming	662 West Street Carlisle, MA 01741	1%
Gerald Fineberg	The Fineberg Companies One Washington Street Suite 400 Wellesley, MA 02181	25%
Weston Properties Multivest II Limited Partnership	c/o Weston Properties 45 William Street Wellesley, MA 02181	(See Sch 2, Confidential)

4. I hereby state, under the penalties of perjury, that the names and addresses of all firms and personal corporation employing attorneys, real estate brokers, architects, engineer, planners, and surveyors, and all other agents who have acted on behalf of any of the foregoing with respect to the application on the above-listed property are listed below in compliance with the provision.

NAME AND ADDRESS OF ALL FIRMS AND PERSONAL CORPORATIONS, AND AGENTS WHO HAVE ACTED ON SAID APPLICATION:

NAME	ADDRESS
Gaston & Snow	One Federal Street Boston, MA 02110
Hale & Dorr	60 State Street Boston, MA 02109
Goulston & Storrs	400 Atlantic Avenue Boston, MA 02210
C. W. Whittier, Inc.	155 Federal Street Boston, MA 02109
Robert A. M. Stern Architects	211 West 61st Street New York, N.Y. 10023
Jung/Brannen Associates, Inc.	177 Milk Street Boston, MA 02109
Notter, Finegold + Alexander, Inc.	77 North Washington Street Boston, MA 02114
Add, Inc.	80 Prospect Street Cambridge, MA 02139
Morse Diesel, Inc.	270 Congress Street Boston, MA 02210
McNamara/Salvia	225 Friend Street Boston, MA 02214
Cosentini Associates, Inc.	Two Pennsylvania Avenue New York, N.Y. 10121 and 44 Brattle Street Cambridge, MA 02138
Harry R. Feldman, Inc.	112 Shawmut Avenue Boston, MA 02118
McPhail Associates, Inc.	30 Norfolk Street Cambridge, MA 02139
HMM Associates, Inc.	196 Baker Avenue Concord, MA 01742

Abend Associates

265 Winn Street
Suite 203
Burlington, MA 01803

Meredith & Grew, Inc.

160 Federal Street
Boston, MA 02110

SIGNED under the penalties of perjury.

90 TREMONT STREET ASSOCIATES
LIMITED PARTNERSHIP

By: _____
Christopher B. Fleming,
General Partner

Date: March 21, 1990

SCHEDULE 1

OWNERSHIP OF WEBB/ST. JAMES VENTURES, A LIMITED PARTNERSHIP

Webb/St. James Ventures A Limited Partnership is a Massachusetts limited partnership having the following partners and ownership interest.

NAME	ADDRESS	PERCENTAGE INTEREST
Christopher B. Fleming	662 West Street Carlisle, MA 01741	25%
Charles F. Norton	39 Amherst Road Wellesley, MA 02110	25%
St. James Properties A Limited Partnership	67 Batterymarch St. Boston, MA 02110	50%

OWNERSHIP OF ST. JAMES PROPERTIES A LIMITED PARTNERSHIP

St. James Properties A Limited Partnership is a Massachusetts limited partnership having the following partners and ownership interest:

NAME	ADDRESS	PERCENTAGE INTEREST
Christopher B. Fleming	662 West Street Carlisle, MA 01741	50%
Charles F. Norton	39 Amherst Road Wellesley, MA	50%

SCHEDULE 2
(CONFIDENTIAL)

OWNERSHIP INTEREST OF WESTON PROPERTIES
MULTIVEST II LIMITED PARTNERSHIP

Weston Properties Multivest II Limited Partnership ("Weston Properties") holds an assignment of 20% of the profits, losses and distributions of the Applicant in the project. Weston Properties does not hold a partnership interest in the Applicant.

Weston Properties Multivest II, A Limited Partnership, is a Massachusetts limited partnership having the following partners with the stated ownership interests:

NAME/ADDRESS	% INTEREST IN IN WESTON PROPERTIES
Mr. Frank L. Allen 4683 Pebble Bay Circle Vero Beach, FL 32963	1.2%
Mr. Bob Asher 72 Olde Farm Road Concord, MA 01742	2.9
Mr. Richard F. Bates 372 Winter Street Walpole, MA 02081	.6
Mr. Robert Beaudry 165 Thacher Street Milton MA 02186	.6
Mrs. Robert Beaudry 165 Thacher Street Milton MA 02186	.6
Mr. Vijay Borase 15 Holly Hill Drive Amherst, NH 03031	.6
Mr. Stuart Bouchey 6911 Rosemont Drive McLean, VA 22101	3.5

Mr. Richard Bowler .6
180 Beacon Street
Unit #15B
Boston, MA 02116

Mr. Robert J. Burbank .6
490 West Street
Reading, MA 01867

Mr. William Burt .6
26 Long Meadow Road
Lincoln, MA 01773

Dr. Kevin J. Clancy .6
26 Fox Run Road
Bedford, MA 01730

Mrs. John Clark 1.2
106 Pembroke Street
Boston, MA 02118

Mr. B. Cohen .6
324B Harvard Street
Cambridge, MA 02139

Mr. & Mrs. James F. Conway III 1.2
18 Benton Circle
Reading, MA 01867

Mr. Calvin Cook .6
15 Riverview Avenue
South Dartmouth, MA 02748

Mr. Nathaniel Coolidge 2.4
42 Topsfield Road
Boxford, MA 01921

Mr. Adam Crescenzi 2.4
126 Partridge Lane
Concord, MA 01742

Mr. Henry Dinger .6
206 Church Street
Newton, MA 02158

Mr. & Mrs. Ellsworth .6
18 Campello Road
Framingham, MA 01701

Mr. Robert C. Fox .6
93 Arlington Street
Newton, MA 02158

Mrs. Hollis French 1.8
21 Leonard Street
Annisquam, MA 01930

Mr. & Mrs. John C. Garth .6
23 Morningside Lane
Lincoln, MA 01773

Mrs. Peter R. Gates .6
6 Wampatuck Road
Dedham, MA 02026

Mrs. Irwin Goldstein .6
85 Old Farm Road
Milton MA 02186

Mrs. Francis X. Hall .6
36 Lawton Road
Needham, MA 02192

Mr. & Mrs. W. Easley Hamner 1.2
3 Ellery Square
Cambridge, MA 02138

Mr. Terry Hardy .6
36 Maynard Street
Northborough, MA 01532

Mr. & Mrs. Ronald L. Harris .6
25 Old Orchard Road
Sudbury, MA 01776-3125

Mr. William Heffner 1.2
19 Baskin Road
Lexington, MA 02173

Mr. Charles E. Hurwitz .6
42 Baskin Road
Lexington, MA 02173

Mr. Phillip L. Jenkins 1.8
241 Elm Street
Walpole, MA 02081-1903

Mr. & Mrs. David J. Padley 18 Coleridge Road Nashua, NH 03062	.6
Mr. James J. Perry 136 Westfield Street Westwood, MA 02090	.6
Mr. Warren Pettingell 14 Reservoir Drive Southboro, MA 01772	.6
Mr. Mark Ptashne 89 Irving Street Cambridge, MA 02138	5.9
Mr. & Mrs. Daniel Reardon 32 Brentwood Road Chelmsford, MA 01824	1.2
Mrs.Richard A. Reed 88 Rock Road - East Green Brook, NJ 08812	2.4
Mr. & Mrs. John J. Regan 91 Sias Lane Milton, MA 02186	.6
Mr. David G. Robinson 48 Ridgeway Road Weston, MA 02193	5.9
Mrs. Richard Rossman 26 Campbell Road Wayland, MA 01778	2.4
Mrs. Leonard D. Sack 51 Peregrine Road Newton Centre, MA 02159	.6
Mrs. Robert Shaw 15 Drawbridge Road Westford, MA 01886	.6
Mrs. Barry L. Shemin 8 Berkeley Place Cambridge, MA 02138	.6

Mrs. Paul E. Jones, Jr. 127 Commerford Road Concord, MA 01742	.6
Mrs. Michael Kraus 87 Gardner Road Brookline, MA 02146	.6
Mr. William A. Krein 12 Solon Street Wellesley, MA 02181	1.2
Mr. Frank W. Kulesza 3 Grant Road Winchester, MA 01890	5.9
Mr. Paul D. Lazay 37 Freedom Trail Norfolk, MA 02056	.6
Mr. John L. Lifter 23 Belair Road Wellesley, MA 02181	.6
Mrs. Karl D. Loos II 177 Haynes Road Sudbury, MA 01776	.6
Mr. Thomas McAllister 229 Bristol Road Wellesley, MA 02181	3.5
Mr. William Mischel 184 Nagog Hill Road Acton, MA 01720	.6
Mr. Ronald E. Moses 1039 Shirley Street Winthrop, MA 02152	1.2
Mr. Craig Mundie 25 Brookmill Road Stow, MA 01775	1.2
Mr. Frank Orzell 78 Birchwood Lane Lincoln, MA 01773	.6

Mr. Carl M. Smolka 1.2
4227 Norbeck Road
Rockville, MD 20853

Mr. Russell Southworth 5.9
55 Russett Hill Road
Sherborn, MA 01770

Mr. Roland Stroyman 1.8
92 Crofton Road
Waban, MA 02168

Mr. & Mrs. Boyd D. Taylor 3.5
1201 Challenger
Austin TX 78734

Mr. John M. Thompson 5.9
244 Beacon Street, Apt. #5
Boston, MA 02116

Ms. Patricia Todd .6
Box 2620, RD1
Bristol, VT 05443

Mr. & Mrs. THomas E. Vogel 1.2
43 Constellation Wharf
Charlestown, MA 02129

Mr. D. Reid Weedon, Jr. 7.1
4 Overlook Way
Winchester, MA 01890

Mrs. Ronald Weston .6
63 Blueberry Lane
Reading, MA 01867

Mr. Thomas Zimmer .6
One Militia Drive
Lexington, MA 02173

cbf232

CITY OF BOSTON • MASSACHUSETTS

OFFICE OF THE MAYOR
RAYMOND L. FLYNN

March 29, 1990

Clarence Jones, Chairman
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Chairman Jones and Members of the BRA Board:

The mark of a great city is its ability to develop and take advantage of opportunities for economic and social revitalization. The 90 Tremont Street Project represents an excellent example of Boston's prospects for continued economic success in the 1990's. This $49 million investment in Boston also offers significant public benefits which will contribute to the City's cultural, human resource, and housing development.

Located in the Midtown Cultural District, the 90 Tremont Street Project symbolizes Boston's unique strategy for rejuvenating the heart of our city. The Midtown Cultural District Plan, adopted in January of 1989, established as its main objective the reemergence of Midtown as a center of commerce, culture, and city life. As a mixed-use project which combines offices, retail, parking, child care, and cultural uses through the renovation of the adjacent Tremont Temple, 90 Tremont Street will achieve this objective in several ways.

In keeping with Boston's commitment to sharing the economic benefits of downtown growth with residents of the City's neighborhoods, 90 Tremont Street will generate nearly one-quarter of a million dollars in housing and jobs linkage funds. Boston residents will soon be employed in many of the more than 500 permanent jobs to be created at 90 Tremont Street. In addition, the Project will contribute funds to help provide affordable housing in our neighborhoods. The Project will also generate a significant number of construction jobs over the three years of new construction and historic preservation activity.

Considered together, the economic and social benefits to accrue from the 90 Tremont Street Project make it one of the most important projects on Boston's current agenda. I urge you to vote to make any approvals neccessary to allow this project go forward. The 90 Tremont Street Project is an example that the city's commitment to the Midtown Cultural District will benefit the city not only socially and culturally, but will provide benefits to the city's neighborhoods as well.

Sincerely,

Raymond L. Flynn
Mayor of Boston

Midtown Cultural District Task Force

March 29, 1990

Chairman
Boston Redevelopment Authority
City Hall, 9th floor
Boston, Massachusetts

Dear Mr. Chairman:

The Midtown Cultural District Task Force and its CAC enthusiastically supports the Tremont Temple/90 Tremont Street/St. James Properties project and the proposed zoning amendment relating to substantial accord.

The Task Force has held more than 60 meetings about this project and communicated with its 500-plus members. The amount of community support for this project is truly impressive.

We hope you will look favorably upon this project and support it with your vote.

Sincerely,

Lawrence Murray
Chair

33 Harrison Avenue, 7th Floor
Boston, Massachusetts 02111
(617) 423-1293

Boston
Landmarks
Commission

City of Boston
The Environment
Department

Boston City Hall/Room 805
Boston, Massachusetts 02201
617/725-3850

March 29, 1990

Mr. Stephen Coyle
Boston Redevelopment Authority
9th Floor
Boston City Hall
Boston, MA 02201

Dear Mr Coyle and Board Members:

I write on behalf of the Boston Landmarks Commission in support of the amendment to Article 38, which was presented to the Commission at a public hearing on March 27, 1990.

A presentation on the 90 Tremont Street project was also given to the Boston Landmarks Commission. The Tremont Temple, a property petitioned for Boston Landmarks designation in January, 1985, is on the site of the proposed development. It was the sense of the commission that the project was well designed and affords an opportunity for the restoration of the Tremont Temple.

The Commission would like to take this opportunity to reiterate its concern with the combined shadow impact of this project and 110-120 Tremont Street proposal on the Granary Burying Ground.

The Commission looks forward to working with the developers on the restoration of the Tremont Temple building.

Sincerely,

Alan Schwartz (for D)

Alan Schwartz, Chairman
Boston Landmarks Commission

Boston GreenSpace Alliance, Inc.

44 Bromfield Street #207 Boston, Massachusetts 02108 (617) 426-7980

March 29, 1990

Mr. Stephen Coyle, Director
Mr. Clarence Jones, Chairman
Boston Redevelopment Authority
City Hall
Boston, Ma. 02201

Re: Amendment to Midtown Cultural District Zoning Article 38, Appendix E, Clause 21

Dear Director Coyle and Chairman Jones,

The Boston GreenSpace Alliance, a coalition of over one hundred community, environmental, and civic organizations concerned with open space issues in Boston, supports the proposed amendment to the Midtown Cultural District Zoning regulations-- Article 38, Appendix E, Clause 21-- which refines the meaning and the area of application of the term "substantial accord."

We are pleased that this amendment does not violate the substantial accord height limits and that it does not add degrading impingements to some of the city's and nation's most historic green spaces, for we are not enthusiastic about amendments and variances to the new Midtown Cultural District zoning. We support the added increment of protection to Boston Common which the amendment provides and we feel that both the added cultural benefits and the ability to get the project into construction are worthy goals.

We understand that this amendment you are considering today is not to be a precedent. While we can live with this amendment, we are deeply concerned about about the use of amendments or variances as standard operating procedure rather than for exceptions. Is every developer going to pit interests against each other in an effort to get additional height through the amendment or variance process. This kind of procedure threatens not only specific concerns and negotiated consensus but also the whole integrity of the zoning process downtown and in the neighborhoods. In addition, it

Officers •President Betsy Johnson, Claremont Neighborhood Association. •Vice Presidents Valerie Burns, Boston Natural Areas Fund •Lorraine Downey, Environment Department •Henry Lee, Friends of Public Garden & Common. •Treasurer Charlotte Kahn, Boston Urban Gardeners. •Clerk Jane Paquet-Whall, Dorchester Park Assoc. •President Emeritus Edward Cooper, Sr.
Board Members •Kathy Abbott, Executive Office of Environmental Affairs •Diego Alverado, Carter Playground Association, Inc. •Thelma Barros, Operation Food, Inc. •Stephanie Bothwell, Public Facilities Department •Isabella Callanan, Friends of Muddy River •Arlene Canavan, The Fenway Garden Society •Richard Daley, Massachusetts Horticultural Society •Charlie Doyle, Friends of Ringer Park •John Feingold, Trust for Public Land •Jim Gorman, Arnold Arboretum Committee •Sarah Hamilton, MASCO •June Hatfield, Northeastern University •Blossom Hoag, Sierra Club, Boston Chapter •Janet Hunkel, League of Women Voters, Boston •Peter Jackson, Boston Society of Landscape Architects •Lawland Long, Quincy School Community Council •Valerie Mailler, Suffolk County Ext. Service •George Marsh, Friends of Boston Harbor Islands •Jamiese Martin, Franklin Park Coalition •Mollie Mason, Beacon Hill Civic Association •Kelly McClintock, Environmental Lobby Of Massachusetts •Bob McDonnell, Parkland Management Advisory Committee •Ollie Melvin, Mary Ellen McCormack Task Force Committee •Shirley Muirhead, Boston Redevelopment Authority •Lynn Mustian, Friends of Boston Waterfront Parks •Mark Olezek, Back Bay Association •Robert Cook, Arnold Arboretum of Harvard University •David Queeley, MetroParks •Joseph Rogers, Eagle Hill Civic Association •Polly Selkoe, Jamaica Hills Association •Robert Stephenson, Boston Fenway Program •Leroy Stoddard, Southwest Corridor Community Farm •Judy Ulman, Solomon Lewenberg Parent Council •William Walczak, Columbia-Savin Hill Civic Association •Robert Weinberg, Friends of Post Office Square •Victoria Williams, Boston Parks and Recreation •Gerald Wright, Massachusetts Council of Human Service Providers, Inc. •Executive Director Mark Primack •Legal Counsel Douglas MacDonald, Palmer & Dodge

requires us to spend time reviewing and negotiating each project, something which we all hoped we would avoid by having new zoning and guidelines.

While the Boston GreenSpace Alliance wants to see this city grow and develop, while we definitely prefer to support projects and regulations rather than oppose them, and while we certainly and strongly support the economic, employment, housing, and cultural benefits of development--so important now in the tightening economy--we will oppose any variance, amendment and project which violates the character of this city which we love and care for.

We continue to enjoy working with BRA staff and we will continue to try to understand and respect other interests and to be reasonable. We hope that you will continue to listen to and respond to the issues that we raise.

Sincerely,

Mark Primack, Executive Dir.

BOSTON CULTURAL CORPORATION

March 29, 1990

Clarence Jones, Chairman
Boston Redevelopment Authority
Boston City Hall
Boston, Massachusetts

Dear Mr. Chairman:

I am writing to express my organization's support for the 90 Tremont Street project.

This project, we are confident, will prove to be a real asset in helping the City and its arts community to accomplish the goals and fulfil the promise of the Midtown Cultural District. It will provide to the Boston music performing arts community a 500-seat concert hall. There exists a serious need for such a facility.

The Boston Cultural Corporation is an organization formed for the purpose of administering the cultural facilities and activities in the Midtown Cultural District. Its Board includes members of the Boston arts community and residents of our City's downtown neighborhoods. It is our hope to be the Scheduling Entity for Lorimar and Converse Halls.

Respectfully,

BOSTON CULTURAL CORPORATION

Charles L. Schaab II
Chairman

BOSTON CULTURAL CORPORATION

March 29, 1990

Clarence Jones, Chairman
Boston Redevelopment Authority
Boston City Hall
Boston, Massachusetts

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Respectfully,

BOSTON CULTURAL CORPORATION

Charles L. Schaab II
Chairman

March 27, 1990

Midtown Cultural Task Force
100 Boylston Street, Suite 735
Boston, Mass. 02116

Dear Task Force Members:

The Coalition of Theatrical Unions would like to express its appreciation and support of the Task Force in its efforts to revitalize, expand and develop Arts and Performance spaces and facilities. Larry Murray, Donna Summers, Adele Bradley Phillips and the rest of the Task Force are providing the energetic, forward-looking leadership necessary for the city's vitality. This Coalition would like to specifically recommend the efforts of the Task Force in regards to the Tremont Temple proposal.

We look forward to your continued efforts and success.

THE COALITION OF THEATRICAL UNIONS

Association of Theatrical Press Agents and Managers
Margaret Roedig-Barrack, Local Area Steward

Boston Musician's Association
Local No. 9-535
Steve Young, President

International Alliance of Theatrical Stage Employees and Moving Picture Machine Operators of the United States and Canada, AFL-CIO, CLC

Stage Employees
Local No. 11
James E. Flanders, Business Agent

Treasurers and Ticket Sellers
Local No. 753
Charles K. Stern, President

Theatrical Wardrobe Workers
Local No. 775
Hazel B. Mahan, President

Theatre Employees
Local No. B-4
Larry Keller, President

March 29, 1990

Mr. Clarence Jones, Chairman
Boston Redevelopment Authority
One City Hall Square
Boston, Massachusetts 02201

Re: Tremont Temple/90 Tremont Street

Dear Mr. Jones:

The Midtown Cultural District Focus Team supports the current proposal for Tremont Temple/90 Tremont Street and believes that the revised scheme presented in the last month represents substantial improvements and effectively addresses many of our earlier concerns.

The Team also feels that the project meets the standards (Sect. 38-7.2) for implementation of the definition of "substantial accord" in order to allow an increase in height from 155' to 170'. The provision of two upgraded performance spaces within the existing building that will be available to the public are substantial benefits to the public that meet the spirit and intent of the Midtown Cultural District Plan.

The Team welcomes the architects' differentiation of the new building from the Temple. In terms of urban design standards, we believe that setbacks should be incorporated in the Bosworth elevation. We do recognize, however, the limitations of the building's very narrow floorplate, and therefore urge that the cornice lines indicated in this facade be further studied in terms of their potential to reduce the scale of this wall on Bosworth Street. We also urge that this facade be studied in terms of its long-distance presence in the cityscape; in many respects, this is the project's "primary" facade.

The Team's support of this project is based upon the provision of public benefits--particularly in the form of significant performance spaces--in exchange for moderate height increases. We understand and respect the Temple's concern that the nature of performances scheduled for these spaces be sensitive to the fact that they occur in a church, but we also worry about the potential for undue control, which would in effect limit the public's right of access. Our support, therefore, is contingent upon the

The Boston Society of Architects
52 Broad Street
Boston Massachusetts 02109-4301
617 951 1433
800 662 1235 (in Mass.)
Fax: 617 951 0845
A Chapter of
the American Institute
of Architects

successful negotiation of an agreement with the Midtown Cultural District Task Force that addresses this issue to the satisfaction of the participating arts groups.

We wish to thank the developers and their architects for their sensitivity and responsiveness to our concerns.

Very truly yours,

Elizabeth S. Radjen, AIA
Chair, BSA Midtown Cultural District Focus Team

for: Ann Beha, AIA
Michael Bernard, APA
Patrick Hickox, AIA
James McQueen, AIA
G.W. Terry Rankine, FAIA
Peter Smith, AIA

cc: Stephen Coyle

D I N O S A U R A N N E X M U S I C E N S E M B L E

March 22, 1990

Mr. Stephen Coyle
Director
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

MAR 23 11 51 AM '90

Re: 90 Tremont Street/Tremont Temple Project

Dear Sir:

This letter is written on behalf of Dinosaur Annex, a contemporary chamber music ensemble, in support of the redevelopment proposal for 90 Tremont Street and Tremont Temple Baptist Church. In particular, we are interested in the timely approval of restoration and development of Lorimer Hall, within the church, as a concert hall for chamber music performance.

As you may know, Boston is seriously deficient in performance space for chamber music performances, especially in the medium-capacity range of 400-600 seats. There is currently no such space available that is acoustically appropriate, reasonably convenient for audiences and performers, and reasonably affordable to performing groups. The proposal to bring Lorimer Hall on stream as a space routinely available for such purposes would be a great benefit to the cultural community in this city. Our ensemble has performed there in the past when it has been made available for First Night activities, and with some fairly minor work we feel it would be, by virtue of acoustics, location, accessibility and convenience, a major addition to the cultural life of Boston.

We hope that the Lorimer Hall proposal will be approved without delay when it is considered by the BRA on March 29.

Very truly yours,

Vance R. Koven
Chairman

Board of Directors

Vance R. Koven
Chairman
W. Scott Wheeler
Artistic Director
Frank Cunningham
Clerk
Anne Black
Dennis Boyer
Lyle Davidson
Christine Gratto
Diane Heffner
Lilian Kemp
Malcolm Peyton
Helen Powell
Glenn Ransier
Ezra Sims

Advisory Board

Milton Babbitt
Arthur Berger
Anne Bernays
Margaret Lee Crofts
Peter Maxwell Davies, KBE
[illegible] Cooke deVaron
[illegible]ld Martino
[illegible]ph Shapey
Virgil Thomson
Walter Trampler

27 Elder Street

P[illegible]n, Massachusetts

02[illegible]

617-282-9736

900323-005

Artists Foundation

Eight Park Plaza
Boston, MA 02116
227-ARTS

Downtown / Tremont Temple

0010

March 21, 1990

BOSTON REDEVELOPMENT AUTHORITY
MAR 23 11 52 AM '90
DOCUMENTS DEPT

Stephen Coyle, Director
Boston Redevelopment Authority
City Hall
1 City Hall Square
Boston MA 02210

Dear Mr. Coyle:

This is to express the Artists Foundation's support for the 90 Tremont Street/Tremont Temple project going before the BRA on Wednesday, March 29.

The Tremont Temple's Lorimer Hall is an historical and acoustically appropriate space for music performance, and would begin to address the serious lack of downtown concert facilities.

We urge the BRA's support for this project, which we feel should go forward without delay.

Sincerely yours,

Barbara Baker

Barbara Baker
Executive Director

9900323-004

BRIMSTONE CORNER

PARK STREET CHURCH

DAVID C. FISHER
Senior Pastor

BOSTON, MASSACHUSETTS 02108
(617) 523-3383

January 12, 1990

Mr. Stephen Coyle
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02021

Dear Mr. Coyle:

We wish to express our support for the development project at Tremont Temple/90 Tremont St. While we realize that a variance is needed for the development in its present state, we think the benefits for the city and for downtown Boston justify the variance. The contribution of the Tremont Temple to downtown Boston and the minority communities is a powerful benefit to the city of Boston. The development of Tremont Temple further enhances that impact.

Sincerely,

David C. Fisher
Senior Pastor

David S. McCahon, Vice Chairman
Board of Deacons

James A. Petersen, Chairman
Board of Trustees

J. Alden Cheever, Church Moderator

900173-003

Downtown / 90 Tremont Street UHD

A.W.PERRY, INC.
Established 1884

March 21, 1990

Mr. Clarence Jones, Chairman
Mr. Stephen Coyle, Director
Boston Redevelopment Authority
One City Hall Paza
Boston, Ma 02201

BOSTON REDEVELOPMENT AUTHORITY DIRECTOR'S OFFICE
MAR 21 3 38 PM '90

Re: Tremont Temple
Baptist Church
90 Tremont Street Project

Dear Messrs. Jones and Coyle:

Please accept this brief note of support for the proposal by 90 Tremont Street Associates to develop 90 Tremont Street, for which the approval of the Boston Redevelopment Authority is being sought at the public hearing on March 29, 1990.

As the owner of a nearby building, we observe first hand the value of improving the quality of the economic climate adjacent to the project.

As a vigorous proponent of a vibrant Midtown Cultural District, we feel that the renovation of the Tremont Temple provides further momentum for the performing arts as well another example of the means by which historic preservation and cultural invigoration are complimentary.

Boston's Midtown Cultural District should continue to be the focus of the City's development opportunities. Infrastructure and urban design features are appropriate for further development, and the current uses of much of the area still need to be eliminated. The 90 Tremont Street project can refocus attention to this area.

The jobs and taxes generated by the 90 Tremont Street construction will help insulate Boston's residents from the current economic climate, and inspire more confidence from those considering investment in our City.

900321-0012

125 Summer Street, Suite 1200, Boston, Massachusetts 02110 (617) 345-9300
Real Estate Investment, Development and Management

We urge you to support this project and the renewal of the Midtown Cultural District, and are willing to assist your efforts in any manner possible.

Thank you for the opportunity to present this recommendation.

Sincerely,

William G. Constable
Vice President

WGC:lmm

cc: Lawrence Murray
Midtown Cultural District Task Force

Christopher B. Fleming
Tremont Street Associates

City of Boston
Women's
Commission

Raymond L. Flynn
Mayor

Elaine Taber
Director

January 17, 1990

Ms. Pam Wessling
Assistant Director
Urban Design and Development
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Dear Ms. Wessling:

On behalf of the Boston Women's Commission, I have reviewed the draft project impact report for Tremont Temple/90 Tremont Street as it relates to the provision of child care facilities. The proposed 4000 square feet of child care space is in compliance with the child care requirements of the Midtown Cultural District Zoning Plan (Article 31 of the Boston Zoning Code).

The Women's Commission expects that the child care space will be provided in accordance with the child care regulations soon to be promulgated by the Boston Redevelopment Authority and with State Building Code requirements. Specifically, the child care regulations require a mix of ages (infants, toddlers, and preschoolers) and set a goal that fifty percent of the child care center slots be designated for low and moderate income households. In accordance with these regulations, and with the State Building Code, the Women's Commission urges a reconsideration of the proposed location of the child care facility so that the most critically needed care - care for infants- can be provided at Tremont Temple.

The availability of high quality, affordable child care at the workplace is a critical need for Boston's families. The Women's Commission looks forward to working with the Boston Redevelopment Authority in reviewing the child care facilities plan and child care operations plan for Tremont Temple/90 Tremont Street.

Sincerely,

Elaine Taber

Elaine Taber
Mayor's Advisor on Women's Issues

January 14, 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

RE: TREMONT TEMPLE/90 TREMONT STREET

Dear Ms. Wessling:

I would like to register my support for this important joint development for both Tremont Temple and the City of Boston. Although the developers and the Church are requesting a height variance from the new Midtown Cultural District regulations, I believe the potential benefits from the project are so important, that this request deserves special consideration and approval.

In order for the project to generate any benefits to the Temple, the proposal now before you must be approved. Please consider this letter as a strong vote of support.

Very truly yours,

Stephen Schofield

Dear Ms. Wessling,

Tremont Temple has become a very important part of my life since November of 1987 when I became a Christian. Please support this development project. Tremont Temple is truly a beacon of light in the City of Boston! Thank you,

Stephen Schofield

FILIPINO BIBLE CHURCH (SBC)
187 Church Street
Newton, MA 02158
(617) 449-7086

January 14, 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

RE: TREMONT TEMPLE/90 TREMONT STREET

Dear Ms. Wessling:

I would like to register my support for this important joint development for both Tremont Temple and the City of Boston. Although the developers and the Church are requesting a height variance from the new Midtown Cultural District regulations, I believe the potential benefits from the project are so important, that this request deserves special consideration and approval.

In order for the project to generate any benefits to the Temple, the proposal now before you must be approved. Please consider this letter as a strong vote of support.

Very truly yours,

Willy D Marquez
Pastor

January 16, 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design & Development
BOSTON REDEVELOPMENT AUTHORITY
One City Hall Plaza
Boston, MA 02201

Re: TREMONT TEMPLE/90 TREMONT STREET

Dear Ms. Wessling:

I should like to register my support for this important joint development for both Tremont Temple and the City of Boston.

Inasmuch as the Developers and the Church are requesting a height variance from the new Midtown Cultural District regulations, I believe the potential benefits from the project are so important that this request deserves special consideration and approval.

In order for the project to generate any benefits to the Temple, the proposal now before you would have to be approved. Please consider this letter as a strong vote of support.

Very truly yours,

Barbara E. Smith

81 Warwick Road
West Newton, MA 02165

This Church has always held a very significant place in my life and, I am sure, in the lives of many others through the years as well - even as far back in my family as my grandparents.

In view of its multi-racial membership, it would mean a great deal to the entire Boston community, especially at this time of severe tension, for the future of Tremont Temple to be assured by the approval of the requested height variance.

January 14, 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

RE: TREMONT TEMPLE/90 TREMONT STREET

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Very truly yours,

C. Stephen DeWalt

41 Coolidge Road
Allston, MA 02134

January 14, 1990

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Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

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Very truly yours,

Gary L. Idleburg

Gary L. Idleburg
167 School Street
Boston, MA 02119

January 14, 1990

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Very truly yours,

Charles Bates

I attend Sunday evenings

January 14, 1990

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Very truly yours,

Susan Martin Patek

January 14, 1990

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Very truly yours,

Rev. Michael D Yelenda

465 Huntington Avenue
Hyde Park, MA 02136

P.S. I have attended special services at Tremont Temple since I was a teen-ager. Today I am a missionary to the children of Boston and appreciate very much the support we receive for this ministry from our many friends at Tremont Temple.

19 Otsego Drive
Hudson, MA, 01749
January 14, 1990

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Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

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Very truly yours,

Barbara M. Blanton

19 Otsego Drive
Hudson, MA 01749-3124
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Very truly yours,

H. Elmore Blanton

P.S. I am a long-time member and officer of Tremont Temple Baptist Church and I strongly urge that the BRA approve the proposed project for the good of not only this church but also the city of Boston which we serve in many ways.

January 14, 1990

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Very truly yours,

Minerva Marquez

January 14, 1990

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Very truly yours,

Patricia Mackey

I have been a member of Tremont Temple for ten years and I can say with accuracy and conviction that the proposed building changes are a must to meet the ever demanding needs of the church. Literally numerous nationalities and ethnic groups attend and belong to the church. Each group collectively is about expansion and enablement a more parish from the Foster Baton and Theirs Pastor [illegible] church and its members continue to grow & develop

January 14, 1990

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Charles M. Dasaro
79 Warwick Road
West Newton, MA 02165

January 14, 1990

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[illegible]
[illegible]
[illegible]

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Very truly yours,

Rita Pugliuca
99 Fulton
Boston 02109

January 14, 1990

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Very truly yours,

P.S. This Church has blessed many people & they are all spiritual blessings to grow to be better citizens

January 14, 1990

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Very truly yours,

Mitchell Malone

January 14, 1990

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Very truly yours,

Richard A. Lawson
[illegible]
Boston, MA [illegible]

[illegible]

January 14, 1990

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Very truly yours,

Elizabeth B. Harris
253 Common St.
Watertown, Ma. 02172

P.S. Freedom of worship belongs to all in our country, and we members at Tremont Temple are carrying forward our tradition of offering this freedom to many cultural groups within as well as outside of the city of Boston. Anything that can be done to facilitate our commitment is very important to me, and I thank you for considering my support.

Elizabeth B. Harris

January 14, 1990

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Very truly yours,

Charlyn Warrick

P.S. Ever since I started attend. Tremont Temple five years ago, it has been a constant spiritual support to me. at this time the Church needs the help from the BRA. I am asking you to please consider the request of the variance. It will not only mean a lot to me as a member but also to the entire congregation at the Temple.

Thank you

January 14, 1990

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Very truly yours,

Dorothy Beard
19 S. Crescent Cir.
Brighton Ma 02135

January 14, 1990

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Very truly yours,

We Love Tremont Temple

L. Jean Kayer

Charles Kayer

10 Green Oaks St

Framingham 01701

Mass

January 14, 1990

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Very truly yours,

Mary Anne Cagabeda

60 Larch St.
Brighton, MA
02135

January 14, 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

RE: TREMONT TEMPLE/90 TREMONT STREET

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Very truly yours,

Anna Kapustin
120 Commercial ST #6
Boston MA 02113

January 14, 1990

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Very truly yours,

I am an elderly listener of Tremontemple I used to attend & Still support the ministry

January 14, 1990

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Mrs. Mary Hyatt
34 Capitol
Plainville MA 02762

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Very truly yours,

Portland Barry
56 Belmont St
Malden, Mass 02148

January 14, 1990

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41 Harvey St.
Cambridge, MA
02140

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Jessie Whitecross
42 - Aldworth St.
Jamaica Plain
Mass 02130

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Margaret C. Maloney

4 Nicholl Street
Quincy, MA 02169

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Midge Hendricks
120 Cotton St.
Newton, Ma. 02158

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Mark C. Walker

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Karen Foreman

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P. Adogadi

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Very truly yours,

Sally T. Perry

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Ivy Anderson

I think that Tremont Temple is one of the best things that happen to Boston

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Karen Lovett

13 Varick Road
Brookline, MA 02146

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Margaret P. Barrie

56 Belmont Street

Malden, Ma. 02148

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Mrs. Richard W. George
45 Myrtle Street
Apartment B-6
Boston, MA 02114

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Very truly yours,

Dear Ms. Wessling,

As a member of Tremont Temple, I would like to extend an invitation to you to come and see for yourself what this, our church, means to not only to the downtown area but to the urban area as well.

I pray that you and all who are concerned in making the final decision, are familiar with all the facts ~~as it is necessary~~.

I look forward to seeing and meeting you at one or more of our services (Sunday 10-12)

Sincerely,
Leon C. Haynes

January 14, 1990

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[signature]

[illegible]

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Very truly yours,

Dorothy E. Lovell
19 Crestfield
Brighton Mass 02135

In the community of the Church very important to all people

287 Stratford Street
West Roxbury, Massachusetts 02132

January 14, 1990

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DEAR PAMELA WESSLING,

PLEASE HELP US. WE STAND BEHIND
THE CHURCH AND IT'S CONGREGATION AS
WELL. IT IS CRUCIAL TO SUPPORT OUR STRUC-
AND CULTURAL OUR SOCIETY.

January 14, 1990

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Very truly yours,

Vera Robinson

January 14, 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

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Very truly yours,

Thomas Atkins

15c Forest Street
Winchester, Mass 01890
January 14, 1990

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Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

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Very truly yours,

Mark Sevalian

Ms. Wessling,

Although I'm only sixteen years old I believe my opinion counts. I do not think that we have to look far to see that our great city is in need. We have many problems facing us and we need all the help we can get. Tremont Temple Baptist Church is doing a great job in helping. We have many ministries to help them in need. You see Tremont Temple is my home. The church means more to me than can be explained. I don't know where I'd be today if it weren't for this great church. I encourage you to please help not only the church, but also the city of Boston and of course, Boston by approving this proposal. Thank you and we are praying for you and your committee as you make this challenging yet crucial decision. Please approve it. Very truly, Mark Sevalian

January 14, 1990

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Boston Redevelopment Authority
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Very truly yours,

Jacqueline E. Williams

January 14, 1990

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Very truly yours,

Michael Briggs

January 14, 1990

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Very truly yours,

Gerard McDolan

January 14, 1990

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Very truly yours,

Theresa L. DaCosta

THERESA L. DACOSTA
210 "L" ST
SO. BOSTON, MA 02127

January 14, 1990

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Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

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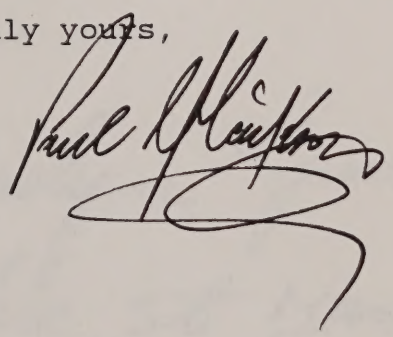

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Very truly yours,

Roselyne Guillaume
38 Clive St Jamaica
Plain Boston MA
02130 APT 2

January 14, 1990

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Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

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Very truly yours,

Mrs Wesley Mathes
9 Hines St. Boston
Dor. Mass. 02122

Ms. Wessling
I love Tremont Temple. I learn how
to live Christian here. We need this
Remodeling but for many reasons, it is
expensive.
Thank you
I'll God bless you

January 14, 1990

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Very truly yours,

William A. Sch...

16 Rhoda St
West Roxbury MA 02132

January 14, 1990

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Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

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Very truly yours,

Benjamin Plammoottil

BENJAMIN PLAMMOOTTIL
241 FRANKLIN ST
CAMBRIDGE
MA- 02139

January 14, 1990

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Design and Development
Boston Redevelopment Authority
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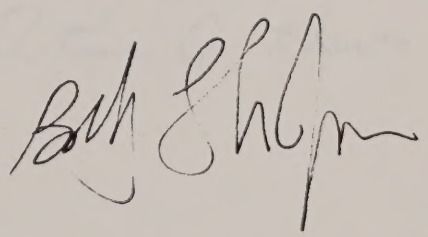

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Very truly yours,

Arthur G. Davis

Arthur G. Davis
37 Danville St.
Camb. Mass. 02138

January 14, 1990

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Very truly yours,

Dorothy J. Edison

My family attends and I come often as a guest. I am impressed by the care and concern this church has for the community and the City and feel that the building project would benefit everyone concerned.

January 14, 1990

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J. Mazza

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Roslyn Wood

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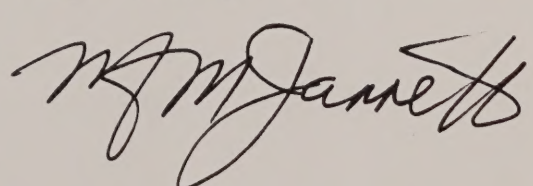

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Very truly yours,

Barbara Edison Salter

I have been a member of this truly historic church for a long time. We have a ministry rich in its heritage of meeting the needs of the people of the City of Boston and to the world through our missions. Please help us to maintain our outreach. We cannot continue in a building so badly in need of repairs. It takes all our resources to maintain it.

January 14, 1990

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Very truly yours,

Amelia A Wilson
132 Savin Hill Ave.
Dorchester, Ma, 02125

January 14, 1990

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Very truly yours,

Rosalind E. Hunter
3 Harris Court
Lexington, Mass 02173

January 14, 1990

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Very truly yours,

Mavis Sturge

January 14, 1990

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Very truly yours,

W. H. Hairston

William H. Hairston
41 Twin Brooks Circle
Bradford, MA 01835

January 14, 1990

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Very truly yours,

Mr + Mrs. Williams

January 14, 1990

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Very truly yours,

H. Bradley Packard

January 14, 1990

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Very truly yours,

Roxanne Guerriero
9 Sewall Ave #119
Brookline, Mass
02146

Having Tremont Temple here in Boston has blessed my life and has helped me to love in Boston alone and grow as a Christian.
please help us!

January 14, 1990

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Very truly yours,

Lois V Harbutt

January 14, 1990

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Very truly yours,

James J George

240 - Franklin St #6
Cambridge,
Mass - 02139.

January 14, 1990

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In order for the project to generate any benefits to the Temple, the proposal now before you must be approved. Please consider this letter as a strong vote of support.

Very truly yours,

Curleen Belfast

January 14, 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

RE: TREMONT TEMPLE/90 TREMONT STREET

Dear Ms. Wessling:

I would like to register my support for this important joint development for both Tremont Temple and the City of Boston. Although the developers and the Church are requesting a height variance from the new Midtown Cultural District regulations, I believe the potential benefits from the project are so important, that this request deserves special consideration and approval.

In order for the project to generate any benefits to the Temple, the proposal now before you must be approved. Please consider this letter as a strong vote of support.

Very truly yours,

Deana McMeans

81 Warwick Road
West Newton, MA 02165

January 15th 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design & Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Re:-Tremont Temple/90 Tremont Street

Dear Ms. Wessling

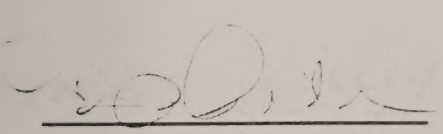
I would like to register my support for this joint development project for both Tremont Temple and the City of Boston. The church has a signifcant place in it's location and means a lot to me personally as I was baptised there in 1980.

Even though the developers and the church are requesting a height variance from the area's regulations, I believe that the benefits that this project will give the city are so important that this request deserves special consideration and hence your approval.

I would therefore ask that the proposal before you be approved so that the project will give the Temple and the area the benefits they deserve.

Please consider this as my strong vote of support for the project.

Very truly yours



David G. H. Smith

80 Aldwood St
Mattapan Mass
Boston 02126

January 14, 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

RE: TREMONT TEMPLE/90 TREMONT STREET

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Very truly yours,

Carmen Lilley

January 14, 1990

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Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

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Very truly yours,

Lillian Hennessey

January 14, 1990

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Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

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Very truly yours,

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Very truly yours,

Stephen Fiorini

Tremont Temple is a shard worker in the city of Boston. Thank you.

January 14, 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

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Very truly yours,

Muriel R. Tapper

January 14, 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

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Very truly yours,

Dorothy Damon

12 Inman St.

Cambridge, MA 02139

January 14, 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

RE: TREMONT TEMPLE/90 TREMONT STREET

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Very truly yours,

[signature]

[signature]'s
Family

[illegible]
[illegible]
Boston [illegible]

January 14, 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

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In order for the project to generate any benefits to the Temple, the proposal now before you must be approved. Please consider this letter as a strong vote of support.

Very truly yours,

David G. Sullivan

George E. Brankey, Esq.
101 Tremont St.
Boston, MA 02108

January 14, 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

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Very truly yours,

George E. Brankey

P.S.: As you are probably aware, this church serves the many immigrant ethnic groups who are coming into Boston daily. The building and services provide the center for these people, who have suffered so much deprivation, to come as families, joining with others of the same ethnic origin as well as with the best of Boston culture. It is pure joy to see the expressions on the children's faces as they interact with all present. And it is a joy to see the pride in the parents' countenances, for they have achieved the arduous task of getting to America, as most of our ancestors have.

Space is needed for this positive action to occur. The growth of all these people from the joining together today will continue beneficially throughout their lives, and transfer to the community at large.

These are grounds that legitimize a variance. This is because the variance serves all and prejudices none.

158 Forest Street
Winchester, Mass. 01890.
January 14, 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

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Very truly yours,

Mary A. Swallow

January 14, 1990

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Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

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Very truly yours,

Phyllis Campagna
5 Bakers Alley #10 5
Boston Mass 02113

January 14, 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

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Very truly yours,

Please Let Tremont Temple renovate & stay in Boston

January 14, 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

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In order for the project to generate any benefits to the Temple, the proposal now before you must be approved. Please consider this letter as a strong vote of support.

Very truly yours,

Mrs. Helen L. Hayward

As member of Tremont Temple Baptist Church I feel we need approval of these plans so our church can continue its important ministry to the city of Boston. As an integrated Church, and ministry especially to the youth of our city in these crucial times we need continuace of Christian Values, which my Church supports - H.H.

January 14, 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

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Very truly yours,

January 25, 1990

Ms. Pamela Wessling
Assistant Director for Urban Design and Development
Boston Redevelopment Authority
Boston, Ma 02201

Good Day Ms. Wessling,

I am writing to let you know of my support for the Tremont Temple/90 Tremont street development, and to ask you to favorably consider the church's request for a height variance for this project.

As a life long Boston resident I can speak first hand on the positive influence Tremont Temple has been in my life growing up in inner city Boston, and on the impact the church has in the neighborhoods our city.

The church currently has what it believes to be the largest church school population in the city at about 150-200 children. Both the saturday and sunday programs have been in place for many years and continue to be a force for change in the lives of the children of Boston. In addition to the 'in church' programs there is also an active neighborhood visitation program where people go out into the neighborhoods to get involved with the children and their families where they live. I know of many instances where church staff and lay workers have been there to help in cases of real need. From helping get children medical examinations, to providing groceries to people that are in need, to acting as an advocate for people in dealing with our legal system, Tremont Temple has been fulfilling its responsibiites to serve the people of our city for as many years as I can remember.

In addition to the programs I've mentioned there are others to provide pastoral care to patients at Boston City Hospital, as well as administering a certified training program in pastoral care at that facility. There are visitation programs to the elderly, and the sick, as well as many others. I would urge you to find out more about these programs if you are not already aware of all them.

While Tremont Temple has been hard at work in our city for many years the church building, as I am sure you're aware, has not been treated kindly by the passage of time. Though once beautiful it is now in many places in sore need of repair and rehabilitation. Much of the facilities and systems of the church are in urgent need of overhaul. The project the church has placed before your consideration would allow for this needed recovery and allow Tremont Temple to continue its work in the heart of Boston well into the next century.

Tremont Temple's broad makeup of ethnic, national, and racial groups provides an important example to our city in this time of heightened tensions. Its rich history of social involvement and compassion to the people of our city is something we can all admire whatever our religious background. I urge you to allow the church to maintain its involvement and ministry in the city of Boston. This height variance is vital for the church to realize enough of its rehabilitation plans to be able to remain effective in the city and continue its unique work. The city as a whole is the better for the work Tremont Temple has done over the years and the city as whole stands to benefit from both this development project AND the continuing work of Tremont Temple as a restored and revitalized partner in its future.

Sincerely,

Frederick J. DeCosta Jr.
210 L Street
S. Boston, Ma. 02127-4213

Jan 14, 19

Dear Sirs,

Will you please consider this request ? Tremont Temple's request to obtain the building on Tremont St, Boston which is today in need of repairs it is a well attended and used historic building.

Esther Magnuson

PK 0030 © Carlton Cards, Inc.

January 14, 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

RE: TREMONT TEMPLE/90 TREMONT STREET

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In order for the project to generate any benefits to the Temple, the proposal now before you must be approved. Please consider this letter as a strong vote of support.

Very truly yours,

Louise DeCosta
213 K Street
So. Boston, Mass. 02127

It is very important for the church to be granted the height variance requested upon approval of the project as presented.

January 14, 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

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Very truly yours,

Frederick Lewis Jr.
210 L Street
South Boston, Ma 02127

The Church is in bad repair and needs this variance in order to afford the renovations.

January 14, 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

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Very truly yours,

Emil A. Stockwell
311 Harvard Street
Cambridge, Mass

Ms Lois E Crosby
15 Merril Ave
Wollaston MA
02170

January 14, 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

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Very truly yours,

Lois E. Crosby

P.S. As a member of Tremont Temple for over 25 years, I have seen the Church and its congregation [illegible] over the years. Please give your support to this important matter currently before you.

Thank you for your help.

January 14, 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

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Very truly yours,

Donna Buck Baldwin
1-19-90

January 14, 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

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Very truly yours,

107 Jersey St 20A
Boston, MA 02215

1/13/90

Mr Stephen Coyle, Dir
Boston Redevelopment Auth.
1 City Hall Place
Boston, MA

BOSTON REDEVELOPMENT AUTHORITY
DIRECTOR'S OFFICE
JAN 19 11 29 AM '90

Dear Mr Coyle,

My wife & I had the pleasure this morning of joining the congregation of Tremont Temple Baptist Church in worship, and afterwords at a warm fare-well for a young minister whose current calling is elsewhere.

This is a special congregation. It is the most integrated community of good people etthe my wife or I have ever found. We, strangers, were welcome.

They worship in an Architectural Marvel, a gem in the heart of Downtown Boston. It is a treasure well worth preserving for its own sake, but all the more so for the good use ~~TB~~ which it continues to serve. Restoring and Preserving it will cost a tremendous amount.

I have seen current schemes for the development proposed adjacent to the Temple. Though it is at variance with zoning it is a sensitive proposal and not out of character with that section

900115 - 004

OF TREMONT STREET. I URGE YOU, AS A CITIZEN OF BOSTON, AS AN ARCHITECTURAL STUDENT AND PRACTISING PROFESSIONAL AND AS A COMMUNITY-ORIENTED CHURCH GOER, TO ENCOURAGE THE FURTHER DEVELOPMENT OF THIS PROJECT WHICH HAS BROUGHT TOGETHER BUSINESS AND COMMUNITY INTERESTS.

THANK YOU,

Douglas Mader

Pearl Gayle
80 Wildwood St
Mattapan mass 02126

January 14, 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

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Very truly yours,

Pearl Gayle

P. S. Miss Pamela Wessling
I am Pearl Gayle
Born in Jamaica W. I.
attend church from child hood
I come to America and this church
at 90 Tremont St which is known as the
Tremont Temple Baptist church. has offered me
a source of Continued blessing. Please Continue to ⇒

help me that I continue to help myself by Granting (me) or us this privilage & worship freely.

Thanks & yall again

Gayle.

Jan 15, 1990

Pamela Wessling
B.R.A.
1 CITY HALL PLAZA
BOSTON, MA 021

Dear Pamela Wessling;

SINCE I was A CHILD I have received help and education at Tremont Temple Baptist Church in Downtown Boston. First I lived in Canton and came to church each week. I feel it was a wonderful opportunity for me to learn about spiritual things and also make and learn from friends from different areas of Metro Boston. I met people from different cultures and feel I became educated socially there.

Later in my life I attended Tremont Temple While living in Jamaica Plain. At this time I was a teacher in the youth departments teaching inner city children about the Love of God enabling them to respect themselves and eachother.

Now I live in Somerville and have been involved with couples and others from around the metropolitan area. This church has had an inexpressible impact on my life that I cannot express in a letter. But I do hope

others will also have the opportunity to be impacted by such a progressive social environment to learn and grow personally -

Please keep this church from falling apart physically so it will remain in downtown Boston as a center for the meeting and interaction of peoples from all corners of the city and metropolitan Boston -

Thank you for your attention -

Sincerely -

Linda T. Hurd
20 Heath St.
Somerville, MA
02145

January 14, 1990

Ms. Pamela Wessling
Assistant Director for Urban
Design and Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

RE: TREMONT TEMPLE/90 TREMONT STREET

Dear Ms. Wessling:

I would like to register my support for this important joint development for both Tremont Temple and the City of Boston. Although the developers and the Church are requesting a height variance from the new Midtown Cultural District regulations, I believe the potential benefits from the project are so important, that this request deserves special consideration and approval.

In order for the project to generate any benefits to the Temple, the proposal now before you must be approved. Please consider this letter as a strong vote of support.

Very truly yours,

Jay Williams

Jay Williams
20 Eshup Ave
Unit #30
Medford Mass 02155

This project is very important to myself and members of my family. It provides leadership [illegible] and time, which often [illegible] cannot find [illegible] else. More importantly, [illegible]

everlasting love of our Lord Jesus Christ

The undersigned members and friends of Tremont Temple Baptist Church request the positive consideration of the City of Boston and the Commonwealth of Massachusetts for the proposed Tremont Temple/90 Tremont Street project now before you and encourage your full approval of this important downtown development. Tremont Temple/90 Tremont Street will generate substantial civic, cultural, historic and economic benefits, among others, for all of the peoples of Boston and Massachusetts.

Name	Address
Mrs. Helen T. Haywood	1 Hilaboro St. Boston Ma. 02215
Mrs. Elizabeth B. Harris	253 Common St., Watertown, Ma. 02172
Helen A. George	45 Mystic St. Winthrop Mass 02152
Debra Walker	9 Ranley Rd Mattapan MA 02126
Wendell L Bourne	329 Walden St Camb 02138
Mrs Lillian B. Spooner	329 Walden St Camb 38
Mrs Mazie Phillips	9 Walden Sq Cambridge MA 02140
Mavis E. Hunge	7 Stellman Rd Roslindale Ma 0213
Alma L Spannniger	Kent Rd., Gloucester 01930
H. Elaine Whitman	27 Waterston Ave Wollaston Ma 0217
Larry Porter	44 Walker St Camb, MA 02138
Florence J Wadman	250 Washington St Winchester 0189
Betty Shipman	33 MONADNOCK St Boston MA 02125
Lenora M Hairston	41 Twin Brooks Cir Bradford Ma 01835
Stella DeCosta	210 L St S. Boston MA 02127
Dolly Salisbury	45 Merrill Ave Lynn, Ma 01905
Nenita C. Rogers	59 Townsend St. Boston Ma 02119
Alex L. Young	438 BROADWAY LYNN Ma 01904
Betty J. Porter	44 Walker St Camb. 02138
Eduardo Queiroga	20 Westgate Rd #1 - NEWTON, MA 02167
Lucio Barreto Junior	10 St Barbara. East Boston MA 02128
Marketing	20 WESTGATE RD #1 NEWTON, MA 02167

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Name	Address
Hulda Phelps	73 Walnut Park Roxbury 02119
Theylann Watts	216 Delhi st. Watertown MA 02126
Charles Walker	9 Ranzey Road Mattapan 02126
Michelle Teixeira	97 Pine St Camb, Ma 02139
Charles Buzzell	41 Whitfield Rd. Somerville Mass
Lisa C. Crosby	15 Muriel Ave. - Wollaston Mass. 02170
Barbara Smith	81 Warwick Rd Milton 02165
Amanda Pinard	6 Blanke Parks Medford 02155
Judith Dukes	210 L Street S. BOSTON 02127
Benita K. Miranda	129 Mt Hope St. Roslindale 02131
William J. Porter	42 Walker St Camb 02138
MARIAMMA TITUS.	31 Todd Ave. Lexington. 02173
Richard A. Juell	28 Brentwood St Allston, Ma 02134
Eduardo J Souto	300 COMMANDANT'S WAY & 300 Chelsea MA 02150
John R. Sabinho	300 Commandant's Way #309 - Chelsea - Ma - 02150
Mario C. Ramos	300 COMMANDANTS WAY # 309. CHELSEA-MA- 02150
Keith A. Harris	253 Common St. Watertown, Ma. 02172
Margaret C. Mahoney	4 Nichol St. Quincy, MA 02169
Hope P. Holm	19 Columbia St. Watertown 02172
Ricardo Fernandes	19 GILMAN TER #3 SOMERVILLE 02145
Denise Prado Fernandes	The same
Roberto Romero	1051 SARATOGA ST EAST BOSTON,

3

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Name	Address
Donald S. Hayes	253 COMMON ST. WATERTOWN MA 02172
Robert J. Foley	19 Columbia St. Watertown, Mass. 02172
Robert H. Bailey	25 Glen ave Arlington Mass 02172
Eleftheria A. Sideropoulos	149 Winslow Ave Norwood, MA 02062
Charles E Hendrick	130 Cotton St. Newton Mass
Wallace W Wadman	250 Washington St. Winchester, MA 0189[illegible]
H Elmer Hanton	19 Otsego Drive Hudson, MA 01749
Robert C Mercer	67 Mayo Ave Needham
Dean A Sa[illegible]	16 RHODA ST WEST ROXBURY MA 02132
JAMES SWINDELL	159 FOREST ST. WINCHESTER, MA. 01890
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
Paul W. Clark	7 Simpson ave. W. Somerville
Ellen M Clark	7 Simpson Ave " "
Ruth Tingley	301 S. Huntington Ave J.P. MA 02130
Wayne Nelson	646 Harvard St, Mattapan MA 02126

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Name	Address
William E. Strachan	7 Edge Hill ST. BOSTON 02130
Lola D. Hamilton	11, Whitney St. Apt 209, Boston MA 02115
Malcolm Robinson	25 B Village ct. Boston MA 02118
Richard W Dennison	658 Huntington Ave. Boston 02115
Portland Barry	56 Belmont St Malden 02148
Samuel V. Mc Kenney	25 Lochstead Ave, Boston 02130
Elizabeth MacDonald	91 Westland Ave. #8X111 Boston 02115
Phyllis E. Deinstadt	40 County Way - Beverly - 01915
Dorothy Board	19 S. Crescent Cir. Brookline 02135
Muriel R. Lappen	6 Robinwood Dr. Canton, Ms. 02021
Brian Wyman	440 Marlborough St. Boston, MA 02115
Hazel Miranda	139 Mount Hope St. Roslin. Ma. 0213
Chum A. Bon	240 Franklin St. Cambrigd, Ma. 02139
Sunghwang Lim	240 Franklin St. Cambridge, Ma. 02139
Chang Kim	240 Franklin St. Cambridge 02139
Soun Yang	" "
Young D. Lee Keyes	
STEPHEN ZEH	368 THE RIVERWAY BOSTON, MA 02115
Mary Jean L. Du	21 Rosemont St. Malden, MA 02148

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Name	Address
Myrtle Jarrett	22 Ellison Ave. Mattapan 02126
John Stolm	14 Townsend Rd Belmont 02178
Eveleyn Chandler	89 UNION PK ST Boston
~~Erika M. Tate~~	~~20 Washington St. Apt. 811 Brookline~~
Marylene Agassis	60 Raleigh St. Brighton 02135
Vivian L. Dennis	166 W. Springfield St. Boston 02118
Elizabeth R Upham	52 Joy St, Boston MA 02114
Mary L. Tardy	34 Oak St N. Randolph Ma 02368
Jane D. Gaylus	60 Larch St. Brighton MA. 02135
Elizabeth A Mercer	67 Mayo Ave Needham, Mass 02192
Martha R. Burn	152 Atlantic St. N. Quincy, MA 02169
[illegible]	24 Campbell Quincy Ma 02169
[illegible]	8 Braeburn Ave. Somerville MA 0214
Thomas Jones	48 Westland Ave #365 Boston, MA 02115
Henry D. Miranda	139 Mt. Hope St., Roslindale, MA 02131
Edith Fox	61 Clayton Rd Brighton, Ma. 02135
JAMES GEORGE,	240 Franklin, St. #6 Cambridge 02139.
BENJAMIN PLAMMOOTTIL	240 Franklin St. Apt. #2 Cambridge MA 02139
Valramma Plammoottil	" " "

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Name	Address
Barbara Londergan	284 Main St. Ashland, Ma.
Pearl Gayle	80 Wildwood st Mattapan mass
Kenneth D La	14 Lewis St Medford Ma.
Barbara Currie	176 Washington St. Belmont, Ma.
Ryan W Currie	176 Washington St. Belmont Mass.
Richard Lewis	239 West Newton st Boston Ma.
L. May Wadman	218 Lowell St Wakefield Ma. 01880
Janet Lawrence	82 Belmont St Somerville Ma 02143
Hamut Nelson	287 Stratford St. W. Rox.
Arthur A. Davis	37 Saville St. Camb. Ma.
Muriel C. Bailey	28 Glen Ave. Arlington Ma
Robert J Martin	18 Cross St Salem Mass
Emil A. Stoddard	311 Harlow St Cambridge Mass
Elsa Jackson	3 Arelia St. Roxbury Ma. 02119
Della Thifield	7 Lydon Way Dorchester
G.A. Londergan	284 MAIN ST ASHLAND, MA 01721
Raymond R. Boyd	112 Jersey St Boston
Norma Jones Jr	84 Wellington Hill St Mattapan
Jessie Whitecross	42 Aldworth St. Jam. Plain

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Name	Address
George Thomas	44 Walker St Cambridge MA
Dana A. Thomas	1170 TREMONT St. Roxbury, MA
David A. Thomas	1170 TREMONT St. Roxbury, MA
George Abraham	75 ST. ALPHONSUS ST BOSTON MA
Amalia Theodore	" " " " "
Robert A Willett	650 Huntington Ave #330 Boston Mass. 02115
Josephine Reed	10 Temple Place #313 Boston Mass 02111
Victor Mysolorzano	835 Huntington Ave Boston 02115
Mr. William Monk	128 Concord St. Carlisle MASS. 01741
Stephen Jeffrey	1085 Comm. Ave #132 Boston 02215
Louise C. Mercer	67 Mayo Ave. Needham Mass 02192
Sonia Aguilar	140 Bay State Road Box 1014, Boston, MA 02215
Love Maya	284 Crescent Ave., Revere, Ma.
Charles J. Blue, Jr.	5 Bartlett Crescent St. Brookline, MA 02146
Christi Rom	8 Bragdon St Somerville ma 02143
Eleanor G. Warren	307 Nurley St Camb MA-02141
William A. Harriston	41 Twin Brook Circle Bradford, Mass.
[illegible]	31 Taft Ave Cambridge.
[illegible]	75 PROSPECT AV. NORWOOD, MA. 02062

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Name	Address
Gordon E. Kennedy	364 Rindge Ave. Cambridge MA 02140
Joan M. Barkowski	30 Rawson St. Dorch. MA 02125
Stephen Burns Jr.	501 Centre St Jamaica Plain MA, 02130
J Morin	19 Worcester St Cambridge MA 02139
Laurie Rogers	18 Old Colony Ave Quincy 02170
Christine Papin	24 Campbell St. Quincy MA 02169
Kevin Chapman	307 Huntington Ave Bos. MA. 02115
Judith Mac Larsen	120 Lexington St Woburn, Ma 0180,
Genevieve N. Hewett	43 Taber Ave Brockton MA 02401
Irvin G. Stewart	43 Taber Ave Brockton Ma 02401
Thomas B Kendall	6 Whittier Place 15M Boston MA. 02114
Susan Blanton	81 Circuit Dr. STOW, MA 01775
George Martins	300 COMMANDANT'S WAY 313 #1 CHELSEA
Evelyn Nicosia	72 Marginal St. E. Bos, Ma
Sylvia Reyes	132 Washington Reading, Ma
William E. Dingwell	324 Franklin St. Cambridge MA 02139
Esther H. Schofield	324 St. Paul St. #3 Brookline Ma 02146
Ruth P. Jordan	134 Greenwood St. Wakefield Ma 01880
Arthur W. McPherson	7 Bigelow Ave, Winchester, MA. 01890

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Name	Address
Francene Holm	14 Townsend Rd, Belmont 02178
Wesley Meeks	91 Ames St. Dor. Mass 02124
Linda Darwell	11 Dartmouth St. Boston, MA 02116
Donna Burgess	5 Thorich St Roslindale
Bernadine Johnson	18 old colony Wollaston MA 02170
Jacquelyn Fitzhugh	4 Harvey St Cambridge MA 02140
Every Sept Pr	20 Old Rd., Dorchester, Mass 0212
Rose Pierre	
Robert Jackson	57 Westmore Rd, Mattapan Mass 02126
Milton J. McKee	142 FARRINGTON ST QUINCY, MA 02170
Kathryn R. McKee	142 Farrington St., Quincy, MA 02170
Phyllis Dickinson	30 Hemenway St 5 Boston MA 02115
Henry C. Jordan	134 Greenwood St. Wakefield Ma. 0211
Barbara E. Fitzgerald	64 ARGYLE ST. MELROSE, M. 02176
Clarence J. McPherson	7 Bigelow Ave, Winchester Ma 01890
Juanita Bendleton	417 Broadway, Malden Ma 02148
E. Riley	65 E. Indies now BOSTON
Vivette Payne	45 Museum Street Cambridge 02138
Phyllis Emerson	134 Linden Rd., Melrose, Mass

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Name	Address
Gurlyn L. Davis	42 Green St. Haverhill MA
[illegible]	41 Harvey St. Cambridge, MA
Richard Lloyd Sr	15 Robin Rd Lynnfield, MA
Roselyne Guillaume	38 Clive St Jamaica Plain 02130 APT 2
Donna Poland	70 Perkins ST Som 02143
Ruth Freeman	1353 Beacon St, Brookline, Mass
Lois Garbutt	110 Radcliffe St Dorchester Mass 02121
Guy Anderson	183 Forest Hills ST. #1 Jamaica Plain Ma. 02130
Vera Robinson	715 Tremont St #207 Boston mass 02116
Margaret R. Barry	56 Belmont St. Malden 02148
LAN. G. H. SMITH	81 WARWICK RD, W. NEWTON, MA 02165
David F. Ossoyan	229 Hollis St Hollistow, MA 01746
Mal Wells	21 Union St. Brighton Ma 02135
Patricia Mackey	1125 Comm Ave #12 Allston, MA 02134
Leslie Rogers	
Paul M. Silva	41 Coolidge Rd # Allston MA 02134
Samuel Schmidt, M.D.	640 Bowdoin Revere MA 02151
Dorothy Foote	9 Ware St. #9 Cambridge MA. 02138
Janet L. Hafner	26 TAFT HILL TERR ROSLINDALE MA 02131

Tremont Temple

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Name	Address
Alice Chatman	140 Lay Hood RD - Mattapan
Maria Helena Fonseca	131 Washington St. Brighton.
Gwendolyn Martin	18 Orne St. Salem Mass.
Jacqueline Perras	22 High St
[illegible]	90 MARGINAL ST #2 E. BOSTON
Gayle M. Jackson	#3 Alcades Sq Roxbury, MA 02119
Edwina Wallek	(71 Joy St.) Boston MA 02114
David A. Hope	3 Appian Pl. E Boston MA 02128
Allyson Smeeds	650 HUNTINGTON AVE #21A BOSTON, MA 02115
Dawn D. Young	7 Stellman Rd Roslindale Ma. 02131
Louise B Jones	23 Mt Ida Rd Dorchester 02122
Fred Harrington	272 Central St Framingham 01701
Kay Harrington	272 Central St Framingham 01701
CECILIA BOZICA WO	333 Massave Boston 02115
Lon Daily	111 Dalton Ave Lynn
Esme Grant	56 Pine Grove Dr. Brockton MA 02401
Helen Adams	640 Revere Beach Boulevard Revere 02151
Shirley M. Thurmond	21 Wellington Boston 02118
Solberg Marshall	46 Lincoln St. Malden 02148

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Name	Address
Jerome Johnson	394 Centre St. Bos, Ma 02130
Carol Crook	121 Warren St. Watertown, MA 02172
[illegible]	20 Riverside St G-3 Watertown Mass 02172
Carol A Smith	75 STP mal St Brookline MA 02146
Barbara E. Salter	16 Rhoda St W. Roxbury Ma 02132
Dorothy Jackson	91 Ames St. Dorch, Ma. 02124
Michele O'Brien	20 Hanson St Boston MA 02118
Cornelia A Gibson	132 D27 Nill Ditches Ta +
Iona Chase	33 Blossom St Boston, Mass Attention [Mr Bryan Bigelow]
Edward [illegible]	
Alice MacLaren	100 Lexington St. Woburn
Judith MacLaren	100 Lexington St. Woburn
David T Wynne	13 BOSSEST S. HAMILTON, MA 01982
James R Grant	8 TAMARACK RD NATICK MA 01760
Betty W Grant	8 Tamarack Natick MA 01760
[illegible]	400 Brookline Ave #2F Boston MA 02215
[illegible], Cheryl Gibson	34 Beacon St #1A Boston, Ma 02108-4713
Alfonso Barrera	6 Morgan St. Roxbury.

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Name	Address
Denise Littlejohn	64 Grafton Ave. Westwood, MA 02090
Richard Littlejohn	64 GRAFTON AVE. WESTWOOD 02090
Judith Forde	86 Granite Place Milton Mass 02186
Susan L. Frazier	218 Lowell St Wakefield, Ma. 01880
Segel Brantley Esq	101 Tremont St., Boston, MA 02108
John D. Hill	1875 Dorchester Ave Mass 02124
Charles and Jane Layson	106 Beecher Crawford St Framingham
Ola Wallace	14 Lemberk St Cambridge

Downtown / 90 Tremont Street

Architectural Heritage Foundation

cc Homes Redevelopment Dudley Bldg Bed

March 20, 1990

Mr. Stephen Coyle, Director
Board of Directors
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

RE: 90 Tremont Street Proposal Revision for Public Hearing March 29, 1990

Dear Mr. Coyle:

The Architectural Heritage Foundation is supportive of the concept of the restoration of the historic Tremont Temple. However, we do not support the violation of the current zoning height or RAF. The new zoning height was adopted after much dicussion by many diverse segments of our Boston community. St. James Properties' revised proposal will be greater in height than the abutting Omni Parker House which is 15 stories, and the recently adopted zoning height of 155 feet.

Therefore, we are opposed to St. James Properties most recent revision of the 90 Tremont Street Proposal. We urge St. James Properties again to revise their plan and bring it into conformity with the 155 foot maximum zoning height.

Sincerely;

Roger S. Webb

Roger S. Webb
President

cc: Secretary John DeVillars, MEPA
Valerie Talmage, Director, MHC
Mr. Clarence Jones, Chair, BRA
Mr. Alan Schwartz, Chair, BLC
Judith McDonough, Director, BLC
Susan Park, President, BPA
Rev. Charles Hendricks, Pastor, Tremont Temple
Mr. Laurence Jeffery, Gen. Mgr., Omni Parker House
Mr. Christopher Fleming, St. James Properties

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Old City Hall 45 School Street Boston, Massachusetts 02108 (617) 523-8678